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Bristol City Council: Local Plan Viability Assessment



Prepared for
City of Bristol

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Contents

1	Summary	3
2	Introduction	6
3	Methodology and appraisal approach	16
4	Appraisal assumptions	20
5	Appraisal outputs	34
6	Assessment of appraisal results	35
7	Areas of growth	76
8	Conclusions and recommendations	90

Appendices

Appendix 1 - Typology details and appraisal inputs
Appendix 2 - BCIS cost data
Appendix 3 - Accessibility standards
Appendix 4 - Appraisal results (affordable housing)
Appendix 5 - Appraisal results (Build to Rent)
Appendix 6 - Appraisal results (Climate Change)
Appendix 7 - Appraisal results (growth)
Appendix 8 - Appraisal results ('downside')

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1 Summary

- 1.1 This report tests the ability of developments in the City of Bristol to accommodate emerging policies in the emerging Bristol Local Plan alongside prevailing rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule (subject to indexation).
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Guidance Note '*Assessing viability in Planning under the National Planning Policy Framework for England (2021)*' and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the City over the life of the new Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing, other emerging policy requirements and indexed CIL rates) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging policy requirements and CIL generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with the requirements of the PPG, except where this would be lower than existing use value plus a reasonable, site-specific premium.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of its emerging policies at a time when the market has experienced a period of sustained growth following the coronavirus pandemic. Forecasts for future house price growth point to some short term uncertainty with medium term (five year) growth in sales values. The short term uncertainties result from supply chain issues and the UK's departure from the European Union which has resulted in labour shortages in many sectors; inflation arising from these issues and geo-political factors; and rising interest rates, which may dampen demand for housing. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4. We have also undertaken a 'downside' sensitivity to reflect short term reductions in value and lower overall medium term growth.
- 1.6 This sensitivity analysis is indicative only, but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future.

Key findings

- 1.7 The key findings of the study are as follows:
 - **Affordable housing:** the Council's emerging policy seeks affordable housing on-site from schemes providing 10 or more units and without public subsidy. The tenure split of the affordable housing will normally be expected to be 75% social rent and 25% Shared Ownership. The viability of developments and their ability to provide affordable housing varies significantly across types of scheme and areas within the city, and is also dependent on benchmark land

value. In general terms, flatted schemes with five or fewer storeys, and lower density schemes comprising a larger proportion of houses are more viable than schemes with six or more storeys, where viability is currently challenging, primarily due to higher construction costs associated with tall buildings .

- Schemes in the north west parts of the City – where values are at the top end of the range – can provide between 30% to 45% affordable housing, depending on benchmark land value and form of development. In the City Centre, where the form of development is predominantly schemes of 6 or more storeys, it is unlikely that affordable housing percentages of more than 20% can be viably delivered. In lower value suburban areas, where housing schemes are more likely to be brought forward than flatted schemes, affordable housing levels of 30% can be viably provided, again depending on benchmark land value and form of development. In certain areas affordable levels of up to 50% could be viably provided, but this would only apply to lower density housing schemes.
- There is no uniform level of affordable housing that can be viably delivered by all or most schemes. We therefore recommend that the Council adopts an area based approach setting average percentages that are achievable across a range of likely development scenarios within each area. This approach will maximise delivery by avoiding setting a target based on the least viable situation, in other words a 'lowest common denominator'.
- **First Homes discount:** we have tested the impact of providing First Homes in place of shared ownership, including increasing the percentage discount above the minimum 30% required by the Planning Practice Guidance. In most cases, the impact of increasing the discount to 40% and 50% of market value is relatively modest and it should, therefore be possible for the impact to be passed back to the landowner through a slightly reduced land value. However, where schemes are on the margins of viability (i.e. where residual land value is close to or equal to benchmark land value) this would not be possible and a higher First Homes discount may result in a reduction in the overall level of affordable housing. Clearly if the Council's priority is to maximise social rented housing, this reduction could be avoided by retaining provision of shared ownership as the intermediate element.
- **Student housing:** emerging Policy H7 requires that developments of student housing located away from university campuses will be required to provide an element of affordable housing, defined as student housing let at rents not exceeding 50% of the maximum maintenance loan for living costs (currently £9,488 per annum). Our appraisals indicate that student housing developments would be able to provide at least 35% affordable housing set out in the policy in most circumstances.
- **Affordable housing in older person's housing:** Policy H8 seeks to secure an element of affordable housing within extra care and other older persons housing schemes that usually fall within use class C2 or C3. Our appraisals indicate that the viability of extra care housing is challenging and currently unable to provide a significant contribution towards affordable housing. However, this may change over the plan period and the Council may therefore wish to consider increasing its policy requirement beyond 10% as values increase.
- **Build to Rent schemes:** current Council policy seeks 20% affordable housing within Build to Rent schemes and the operator can manage both the private and affordable units within the development. The 20% figure is in accordance with that set out in Planning Practice Guidance as being a suitable benchmark for affordable housing in Build to Rent schemes. However, there is also an option for the affordable housing element to be operated by a Registered Provider if it is located in a separate building. The affordable units will be let at rents not exceeding the relevant Local Housing Allowance. Our appraisals indicate that Build to Rent schemes are only currently viable in the City Centre, where values and rents are at the top end of the City-wide range. In this area, schemes of less than six storeys can depending on typology and benchmark land value provide up to 40% affordable housing,. The observations above in relation to building height and the difference in viability between buildings of six or more storeys and five or fewer storeys apply equally to Build to Rent schemes.

- **Climate change policies:** emerging plan policies NZC2 and NZC3 require that developments work towards net zero carbon through a range of measures including energy efficiency and zero carbon heating systems. Policy NZC2 requires that net zero carbon will be achieved through reductions in regulated CO2 emissions alongside carbon offsetting contributions. Our appraisals test the impact of the additional costs required to meet these requirements, which range from 3.1% to 8.1% of construction costs, depending on form of development. The impact on residual land values is relatively modest in most cases, but will have a more significant impact where residual land values are low – in these situations, a small percentage increase in cost can result in a much greater percentage reduction in residual land value. However, it is likely that the costs of delivery net zero carbon development will fall over time in response to research and development of new technologies.
- **Accessibility standards:** emerging policy H8 requires new extra care developments for older people to provide 50% of units to be wheelchair accessible and compliant with Building Regulations M4(3) standard. All other dwellings are to meet Part M4(2) of the Building Regulations. Emerging policy H9 requires all general purpose dwellings to meet M4(2) standard. Developments with 10 or more units must provide 10% of units to M4(3) standards. Our appraisals indicate that this requirement can be accommodated in most cases without significant impact on viability.
- **Unit sizing:** emerging Policy DC1 requires that developments provide units that accord with the 'Nationally Described Space Standard' published by the Department for Communities and Local Government in March 2015. These standards broadly align with the unit sizes typically delivered by developers and, where applied by other authorities elsewhere, have not had any demonstrable impact on scheme viability.
- **Self-build and community-led housing: emerging policy H5** requires selected green field sites to provide 5% self-build plots. Developers would be required to sell serviced plots instead of completed units. This has a broadly neutral impact on viability, as the plot price developers will receive will be equivalent to the residual land value they would have achieved from development of their own units.
- **Cumulative impact of policies:** In addition to the specific policies above, our appraisals have regard to the cumulative impact of all plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment.

2 Introduction

- 2.1 Bristol City Council has commissioned this study to consider the ability of developments to accommodate emerging Draft Local Plan policies alongside prevailing rates of CIL in the adopted Charging Schedule, subject to indexation. The aim of the study is to assess at high level the viability of development typologies representing sites that are expected to come forward over the life of the Plan to test the impact of emerging policies.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies alongside adopted rates of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.
- 2.4 As an area wide study, this assessment makes overall judgements as to viability of development within the City and does not account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied to inform the inputs into viability assessments for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the development typologies tested. The development typologies tested are based on assessments of likely development capacity and clearly this may differ from the quantum of development in actual planning applications that will come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance¹, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan".*

Economic and housing market context

- 2.6 The positive economic start to 2020 was curtailed by the outbreak of COVID-19, declared a global pandemic by the World Health Organisation in March 2020. The long term consequences of the virus continues to impact global financial markets and supply chains. The FTSE 100 initially fell from 6,474 points to 5,152 points between 9 to 19 March 2020, representing a fall of 20.42% - the largest fall since the 2008 financial crisis. The Bank of England ("BoE") responded to the COVID-19 outbreak by lowering the base rate to 0.25% and introducing financial arrangements to help bridge the downward economic pressure caused by COVID-19. These changes to the base rate have since been reversed as a result of factors discussed below.
- 2.7 The UK Government introduced a series of restrictive and economically disruptive measures to slow and mitigate the spread of the COVID-19. The UK Government pledged a support package of £350bn to stabilise the economy during the shock caused by COVID-19. The Chancellor's Winter Economy Plan included a six-month Job Support Scheme, as well as other tax cuts and grants/loans to support businesses, including the furlough scheme which has since ended. Importantly for the housing market, a Stamp Duty holiday ran from June 2020 until the end of June 2021 tapering until September 2021. The successful vaccine production and subsequent rollout programme allowed for

¹ Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG.

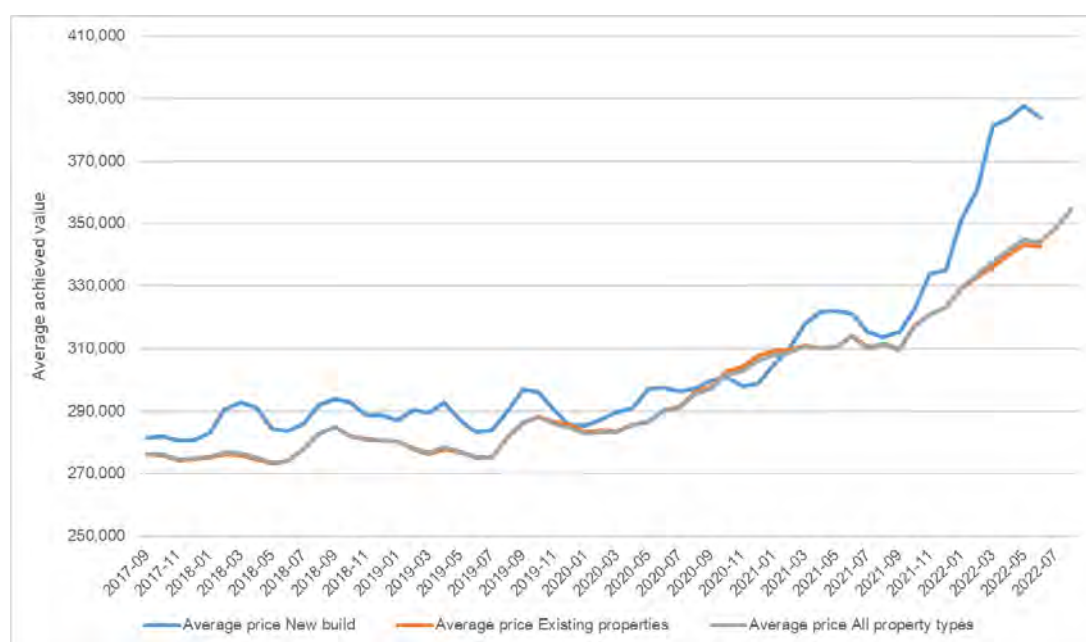
the full easing of restrictions within the UK, which has in turn led to a positive rebound in economic activity.

- 2.8 However, the rebound in economic activity has seen inflation rates increase above the BoE's inflation target of 2%, with inflation currently standing at 6.9% at the time of writing, having exceeded 10% earlier in 2023.
- 2.9 Despite the economic headwinds facing the UK, the housing market outperformed expectations in 2020, 2021 and 2022. According to the Office of National Statistics reporting on Land Registry Data ("ONS Data"), in 2020, house prices grew by 8.5% in 2020, 10.7% in 2021 and 6.9% in 2022.
- 2.10 However, in the first half of 2023, the annual rate of house price growth has fallen significantly largely (although not exclusively) as a result of the Government's September 'Fiscal Event' which saw unfunded cuts to taxes and a consequent fall in sterling and increase in bond yields. Nationwide's Chief Economist, Robert Gardener, commented in Nationwide's February 2023 House Price Index Report that *"Annual house price growth slipped into negative territory for the first time since June 2020, with prices down 1.1% in February compared with the same month last year. Moreover, February saw a further monthly price fall (-0.5%) – the sixth in a row – which leaves prices 3.7% below their August peak (after taking account of seasonal effects). The recent run of weak house price data began with the financial market turbulence in response to the mini-Budget at the end of September last year. While financial market conditions normalised some time ago, housing market activity has remained subdued."*
- 2.11 The appointment of a new Chancellor (and Prime Minister), who effectually reversed the majority of the proposals in the Mini Budget, led to a degree of stability. However significant headwinds remain domestically and globally.
- 2.12 Both Nationwide and Halifax indicate that whilst the market remains resilient, house price growth is expected to continue to be somewhat muted as a result of continuing pressure on household budgets and the impact of higher interest rate rises. Robert Gardner (Nationwide) comments in August 2023 that *"It will be hard for the market to regain much momentum in the near term since consumer confidence remains weak and household budgets remain under pressure from high inflation. Housing affordability also remains stretched, where mortgage rates remain well above the lows prevailing at this point last year"*.
- 2.13 Halifax observe the resilience the UK housing market assisted in Q1 2023 by the easing of mortgage rates and increase in mortgage approvals. However Kim Kinnaird, Director of Mortgages also comments; *"Predicting exactly where house prices go next is more difficult. While the increased cost of living continues to put significant pressure on personal finances, the likely drop in energy prices – and inflation more generally – in the coming months should offer a little more headroom in household budgets. While the path for interest rates is uncertain, mortgage costs are unlikely to get significantly cheaper in the short-term and the performance of the housing market will continue to reflect these new norms of higher borrowing costs and lower demand. Therefore, we still expect to see a continued slowdown through this year"*.
- 2.14 In their April 2023 Housing Market Update, Savills reflect the weakening market is largely a consequence of the challenging mortgage environment leading to a softening of demand in contrast to supply. They do also note that demand is recovering reflected by an increase in mortgage approvals (albeit still below pre covid levels).
- 2.15 On a broader economic scale CBRE offer a cautiously optimistic medium term view in their Q2 2023 Economic Outlook stating *"Although inflation is declining gradually, it remains persistently high. Despite this, and the recent instability in the global banking sector, we are more optimistic about the economic outlook and now expect the UK to avoid a recession this year. This partly reflects improving business confidence and the resilient labour market. Moreover, as inflation returns to sufficiently low levels, GDP will start to recover more substantially. In 2024, we expect GDP growth of 1.2%"*.

Local Housing Market Context

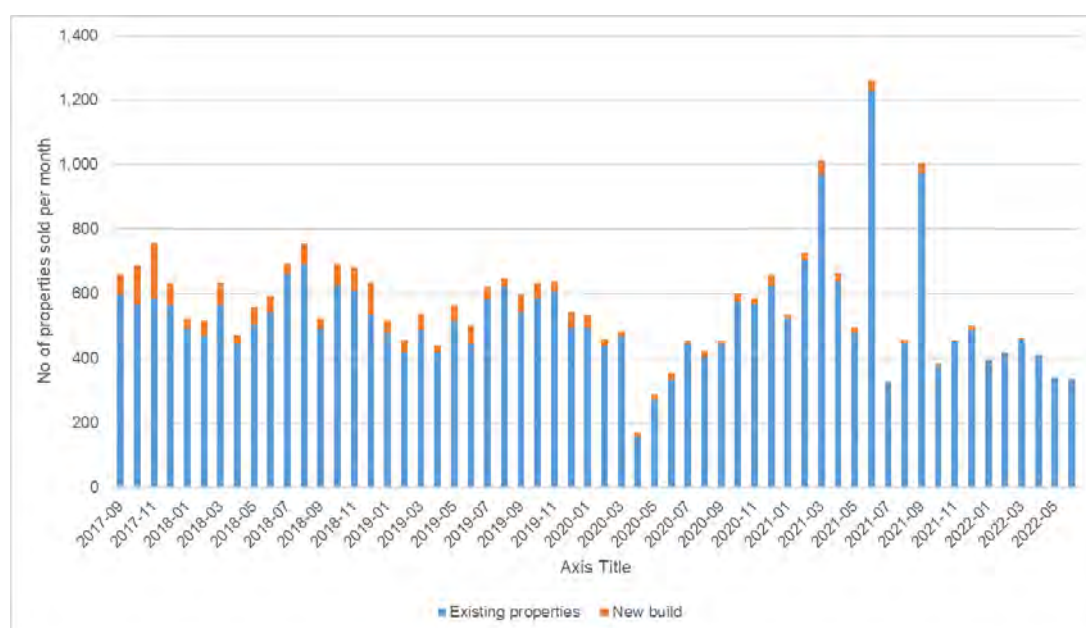
- 2.16 House prices in the City of Bristol have followed recent national trends, with values falling in 2008 to 2009 and recovering over the intervening years, as shown in Figure 2.16.1. Sales volumes fell below historic levels between 2009 and 2012, but have since recovered (see Figure 2.16.2), although somewhat volatile during the period after the first coronavirus lockdown. Between September 2017 and March 2020, average new build prices increased by 3% but then by a much faster rate between March 2020 and June 2022, increasing by 37%. However, sales volumes post March 2020 have generally been lower than during the period between September 2017 and February 2020.

Figure 2.16.1: Average sales value in City of Bristol



Source: Land Registry

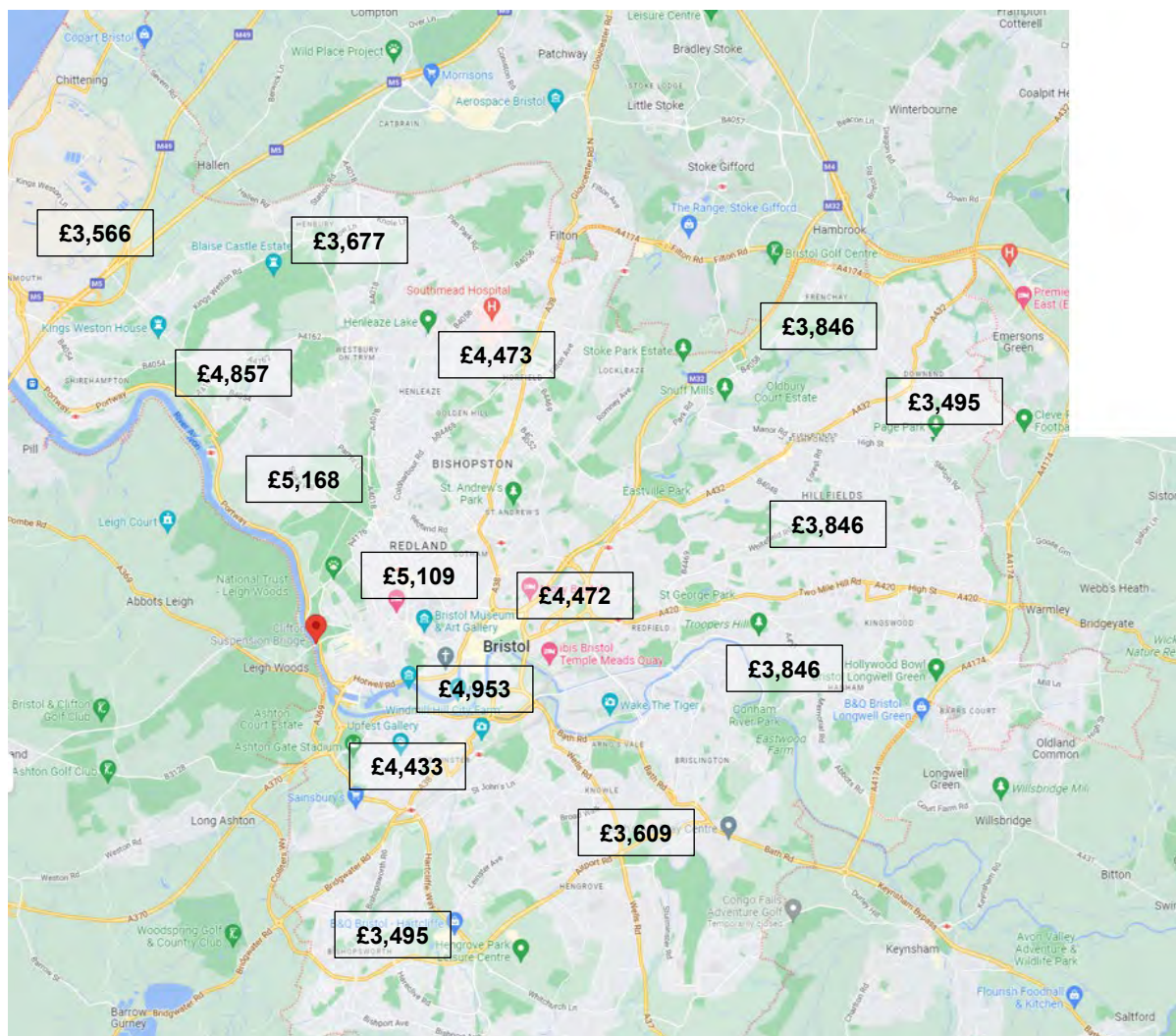
Figure 2.16.2: Sales volumes



Source: Land Registry

- 2.17 The future trajectory of house prices is currently uncertain, although Savills, Knight Frank and JLL all forecast increasing cumulative values over the next five years, although values may fall in 2023. Medium term predictions are that properties in mainstream London markets will grow over the period between 2022 and 2026. As noted above, Savills' medium forecast for mainstream UK markets is 6.2% cumulative growth to 2026.
- 2.18 In common with other areas, there are variations in sales values between different parts of Bristol, as shown in Figure 2.18.1. Highest sales values are achieved in the centre and western suburbs of the City, with lower values to the south and east. To a degree this is due to the built form, with units in the peripheral areas more likely to be larger than in the City centre.

Figure 2.18.1: Sales values in Bristol (approx. £s per square metre) Sources: Map – Google; Values – Land Registry



Private rented sector market context

- 2.19 The proportion of households privately renting is forecast to increase from under 10% in 1991 to circa 25% by 2025, largely as a result of affordability issues for households who would have preferred to owner occupy². Over the same period, the proportion of households owner occupying is forecast to fall from 69% to under 60%. These trends are set to continue in the context of a

² Knight Frank PRS Update August 2017

significant disparity between average household incomes and the amounts required to purchase a residential property in the capital.

- 2.20 Perceived softening of the housing for sale market has prompted developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector. 2021 saw record investment in the sector amounting to almost £10 billion, compared to just under £4 billion in 2014. Investment yields have remained stable in regional centres (including Bristol) at circa 4%. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.21 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.22 A reduced profit margin helps to compensate (to some degree) for the discount to market value that investors will seek. PRS units typically transact at discounts of circa 15-20% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree. When these factors are combined, PRS developers are sometimes able to outbid build for sale developers, especially on high-density developments in City centres, where there are good prospects for strong capital growth due to rising rents.
- 2.23 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

- 2.24 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019.
- 2.25 Paragraph 34 of the NPPF states that *“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”*.
- 2.26 Paragraph 57 of the NPPF suggests that *“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”*.
- 2.27 In Bristol and other major cities, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. Adopted Local Plan Policy

BSC17 requires 40% affordable housing in North West, Inner West and Inner East Bristol and 30% in all other locations on all schemes providing 15 units more (77% social rented housing and 23% intermediate housing), but is applied 'subject to viability' having regards to site-specific circumstances. This enables schemes that cannot provide as much as 30%/40% affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.

- 2.28 Prior to the publication of the updated NPPF, the meaning of a "*competitive return*" had been the subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group³ concluded that the existing use value of a site plus an appropriate uplift (or a credible alternative use value), represents a competitive return to a landowner. Some members of the RICS considered that a competitive return should be determined by market value⁴, although there was no consensus around this view. The revised NPPF removes the requirement for "competitive returns" and is silent on how landowner returns should be assessed. The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted⁵, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.29 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.30 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 56 of the NPPF, and to the provision of affordable housing.
- 2.31 The CIL regulations state that in setting a charge, local authorities must strike "*an appropriate balance*" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).
- 2.32 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.33 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The

³ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁴ RICS Guidance Note: Financial Viability in Planning, August 2012

⁵ And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley's Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.

- 2.34 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.35 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.36 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that CIL Regulation 13 permits charging authorities to *"apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development"*. Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the PPG clarifies that the definition of "use" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The PPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.37 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.38 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government *"continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area."* The White Paper summarised the main finding of the CIL review to be that *"the current system is not as fast, simple, certain or transparent as originally intended."*
- 2.39 As a result, the Government committed to *"examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017."* Revised regulations came into effect on 1 September 2019 which introduced the following changes:
 - Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.

- Removal of the pooling restrictions contained within Regulation 123.
- Charging authorities will no longer be required to publish a Regulation 123 list.
- Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
- Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
- Charging authorities are to be required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

CIL

- 2.40 The Council approved its CIL Charging Schedule on 18 September 2012 and it came into effect on 1 January 2013. Table 2.40.1 below summarises the prevailing and indexed rates of CIL. For C3 residential developments in the Inner Zone, incorporating the centre and Clifton areas, the adopted rate is £70 per square metre (£110.94 per square metre including indexation). In the rest of the City, the rate for residential developments is £50 per square metre (£79.24 per square metre after indexation). There are various rates for retail, hotels and student housing, as noted in Table 2.40.1. There is also an 'other chargeable development' rate of £50 per square metre which applies to uses not specifically identified in the Charging Schedule.

Table 2.40.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Adopted rate	Indexed rate
Residential (Class C3) Inner Zone	£70	£110.94
Residential (Class C3) Outer Zone	£50	£79.24
Commercial (former B1 and B2, B8)	Nil	Nil
Hotels	£70	£110.94
Retail	£120	£190.18
Student accommodation	£100	£158.48
Residential and non-residential institutions (classes C2, C2A, former D1) and development by the emergency services for operational purposes	Nil	Nil
Other chargeable development	£50	£79.24

Local Policy context

- 2.41 There are numerous policy requirements that are now embedded in base build costs for schemes in Bristol addressing adopted Local Plan requirements (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements.
- 2.42 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to

factor in the pre-existing requirements in the adopted policies as well as the adopted CIL rates (with indexation). The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.

- 2.43 The Council consulted on its Regulation 18 *'Draft Policies and Development Allocations'* document between 18 March 2019 and 24 May 2019. The Council has been considering the consultation responses and is drafting its Draft Local Plan (Regulation 19 version) which is due to be published in 2023. The regulation 18 policies with specific cost implications are identified below:

- **Infrastructure contributions:** Policy IDC1 seeking contributions towards infrastructure.
- **Affordable housing:** affordable housing will be sought on-site from schemes providing 10 or more units without public subsidy. The tenure split of the affordable housing will normally be expected to be 75% social rent and 25% Shared Ownership. The Council could seek 20% affordable housing in Central Bristol; 35% in North West Bristol; and 30% in all other locations. On Build to Rent schemes, the Council could seek 20% affordable housing and the operator will manage both the private and affordable units. The affordable units will be let at rents not exceeding the relevant Local Housing Allowance.
- **Affordable housing in older person's housing:** the Council is seeking to secure an element of affordable housing within extra care and other older persons housing schemes that usually fall within use class C2 or C3.
- **Policies H8 and H9 relating to older people's housing and accessible homes:** Policy H8 requires new extra care housing developments to provide 50% of units to be wheelchair accessible and compliant with Building Regulations M4(3) standard. In all other housing developments for older people, 10% of dwellings must meet M4(3) standard (within which private units are to meet M4(3) a and affordable units are to meet M4(3)b. All remaining dwellings (of all tenures) are to meet Part M4(2) of the Building Regulations. In general purpose developments (9 or fewer units), Policy H9 requires that 100% of all dwellings (of all tenures) meet M4(2) standard. General purpose developments providing 10 or more dwellings must provide 10% of dwellings to meet M4(3) (within which private dwellings must meet M4(3)a and affordable dwellings must meet M4(3)b). The remaining 90% of dwellings (of all tenures) are required to meet M4(2).
- **Policy DC1: Liveability in residential development:** all developments to provide units that accord with the 'Nationally Described Space Standard' published by the Department for Communities and Local Government in March 2015.
- **Policy H5: Self-build and community-led housing:** the Council is proposing to require selected green field sites⁶ to provide 5% self-build plots. Developers would be required to sell serviced plots instead of completed units.
- **Policies CCS1 and CCS2:** Sustainable development: require that developments work towards net zero carbon through a range of measures including energy efficiency and zero carbon heating systems. Policy CCS2 requires that net zero carbon will be achieved through reductions in regulated CO2 emissions alongside carbon offsetting contributions.
- **Policy H7 Student housing:** requires that developments of student housing off defined university campuses will be required to provide an element of affordable housing. This is defined as student accommodation which is let on rents that do not exceed 50% of the maximum maintenance loan for living costs (currently £9,488 per annum).

⁶ Currently identified in the Draft Local Plan as Land at Bath Road, Land at Yew Tree Farm, Land to west of Elsbet Drive and Land at Ashton Gate.

Development context

- 2.44 The City is a large urban area within a Green Belt which currently accommodates a population of circa 472,000 in circa 207,000 homes, and circa 1,000 hectares of industrial land, areas of open space and various under-used sites and buildings. The City is one of eleven 'Core Cities' of the UK and the largest in the south west.
- 2.45 The Council's emerging Local Plan indicates that an additional 33,500 new homes will be developed in the City by 2035. Potential housing development sites will become available in the following locations:
- Land in and around the City's designated City, town, district and local centres which are currently vacant or underutilised;
 - Land at transport nodes or along transport corridors;
 - Vacant or under-utilised industrial sites;
 - City centre office sites with potential for conversion to residential under Permitted Development rights;
 - Land at other locations which is vacant or under-utilised;
 - Sites currently not designated for development which may be re-designated after review;
 - Groupings of sites which – if developed together through a masterplanning exercise – could have potential for increases in density;

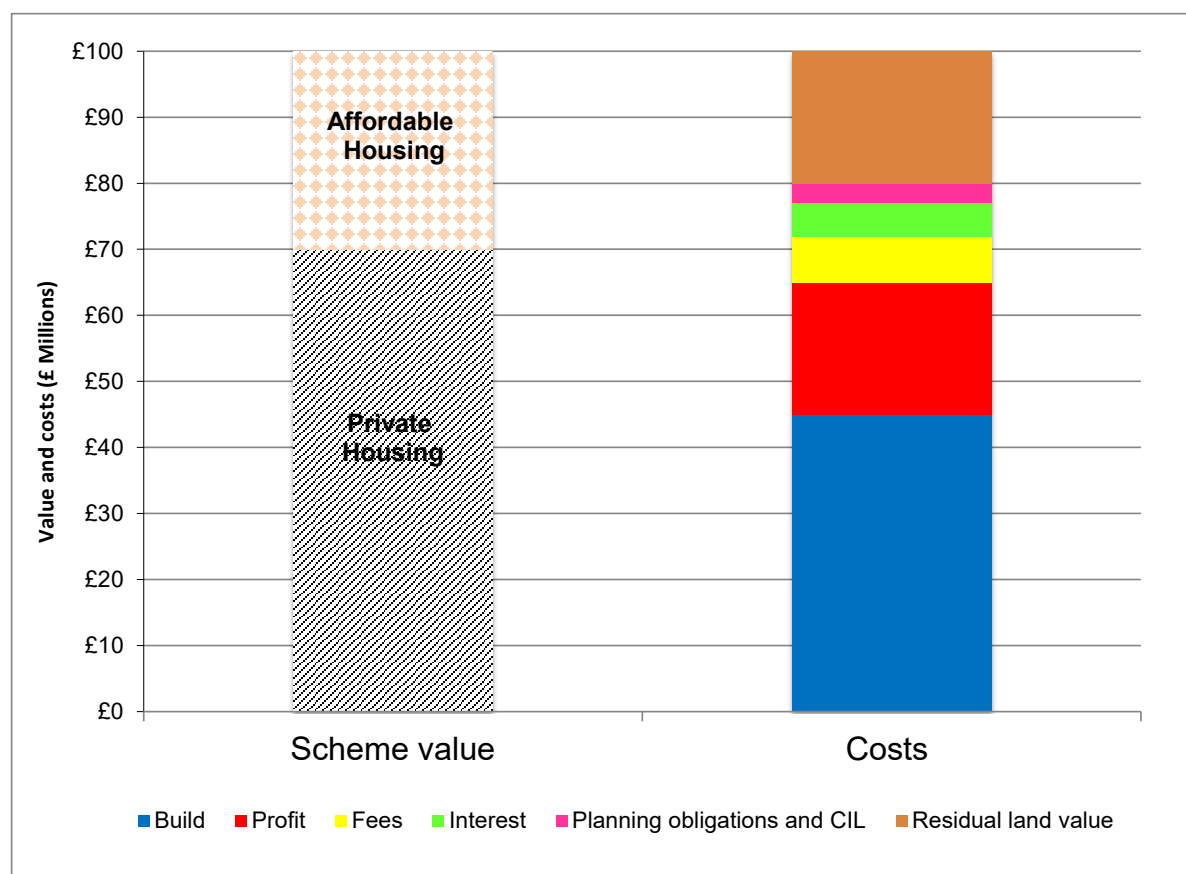
3 Methodology and appraisal approach

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Bristol and tests the Council's emerging planning policy requirements alongside adopted CIL rates.

Approach to testing development viability

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

Figure 3.2.1: Elements of a residual land value



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In cities like Bristol, most sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken. However, the PPG directs that such costs should be reflected in Benchmark Land Values applied for policy testing;
 - Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. Typically, developers and banks are targeting around 17% profit on value of the private housing element. On occasion, schemes with higher specific risk factors may require higher profits.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁷ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' reasonable expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In February 2019 (with a re-issue in July 2021), the government published a revised NPPF, which indicates at paragraph 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Local Housing Delivery Group published guidance⁸ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.

⁷ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

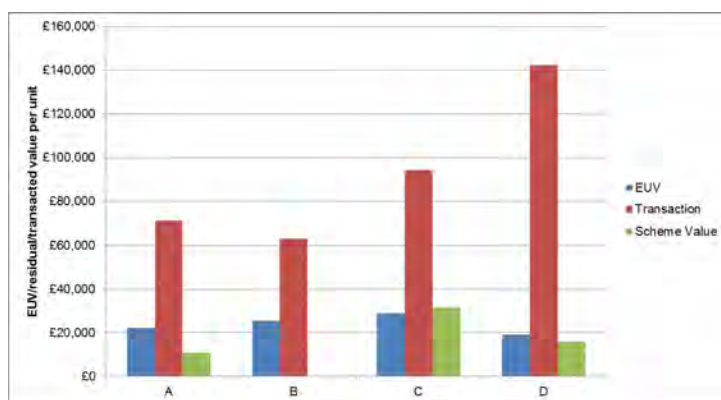
⁸ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

- 3.9 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value “is based on a premium over current use values” with the “precise figure that should be used as an appropriate premium above current use value [being] determined locally”. The guidance considers that this approach “is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner”.
- 3.10 The examination on the Mayor of London’s first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value in his viability testing, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:
- “The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context” (paragraph 8) and that “I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (paragraph 9).*
- 3.11 In his concluding remark, the Examiner points out that
- “the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept**. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges (paragraph 32 – emphasis added).*
- 3.12 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site’s current use in comparison to others; how offers received compare to the owner’s perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.13 Respondents to consultations on planning policy documents published by other authorities have made various references to the RICS Guidance on ‘Viability in Planning’ and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements.
- 3.14 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Bristol, where the vast majority of sites are previously developed, the ‘bottom line’ in terms of land value will be the value of the site in its existing use.
- 3.15 Commentators also make reference to ‘market testing’ of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ emerging policies, the outcome would be unreliable and potentially highly misleading.
- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
- Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer’s assumed future values). Using these transactions would produce unreliable and misleading results.

3.16 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.16.1. This chart compares the residual value of four development proposals to the sites’ existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.16.1: Comparison of residual values to existing use value and price paid for site



- 3.17 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.
- 3.18 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that “*the landowner premium should be tested and balanced against emerging policies*” and that “*the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements*”. The guidance also stresses in several places that “price paid for land” should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.16 and 3.17.

4 Appraisal assumptions

- 4.1 We have appraised 17 development scenarios on sites across the City to represent the types of sites that the Council expects to come forward over the life of the new Local Plan. The scenarios are identified in Table 4.1.1 overleaf (with further details at Appendix 1). The appraisals include sufficient gross floorspace to accommodate the space standards and amenity standards in emerging policy DC1.

Residential sales values

- 4.2 Residential values in the area vary between different sub-markets, as noted in Section 2. We have considered comparable evidence of new build schemes in the City to establish appropriate values for testing purposes. This exercise indicates that developments in the City will attract average sales values ranging from circa £3,453 per square metre (£321 per square foot) to £5,168 per square metre (£480 per square foot), as shown in Figure 2.30.1. As noted in Section 2, the highest sales values are achieved in the City Centre and the north-west. Developments in the south and eastern parts of the City are lowest.

Table 4.2.1: Residential sales values by postcode sector (per square metre)

Postcode sector	Average value
BS15	£3,453
BS13	£3,495
BS11	£3,566
BS14	£3,609
BS10	£3,677
BS16	£3,788
BS5	£3,850
BS4	£3,846
BS7	£4,473
BS3	£4,433
BS2	£4,474
BS9	£4,857
BS1	£4,953
BS6	£5,109
BS8	£5,168

- 4.3 We have also tested the impact of the provision of private units as rented by discounting the market value for these units. Completed Built to Rent schemes tend to trade at a discount of circa 12% to the prices achieved on build for sale schemes. In Bristol City Centre, for example, a typical two bed rent is circa £1,500 per week, which generates a net rent of £13,500 per annum after deducting 25% for operating costs. This generates a capital value of £317,000, assuming an investment yield of 4.25%, which equates to circa £4,500 per square metre. In this area, sales values equate to circa £5,100 per square metre, indicating that rented units will trade a discount of circa 12%. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is circa 7%.
- 4.4 As noted earlier in the report, major agents predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.4.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results must be viewed as indicative only. We have also run a downside scenario, in which there is lower growth over the five year period.

Table 4.1.1: Development typologies and benchmark land values

Type	Benchmark land values	Development typologies (All typologies run against each of the Benchmark Land Values in the relevant area)	Site area (ha)	No of units	% of units provided as houses	% of units provided as flats
Area Wide	Cleared site (formerly in B2 / B8 use)	High density Flatted Scheme of 6 or more storeys (Sale)	1.00	200	-	100%
	Land currently in B2 / B8 Use	High density Flatted Scheme of fewer than 6 storeys (Sale)	1.00	200	-	100%
	Land currently in Retail Use (Inner Urban Area)	High density Flatted Scheme of 6 or more storeys (Build to Rent)	1.00	200	-	100%
	Land currently in Retail Use (Outer Urban Area)	High density Flatted Scheme of fewer than 6 storeys (Build to Rent)	1.00	200	-	100%
	Land currently in Office Use (Inner Urban Area)	Medium density scheme (75% Flats / 25% Houses)	1.00	100	25%	75%
	Land currently in Residential Use	Medium density scheme (50% Flats / 50% Houses)	1.00	75	50%	50%
	Urban undeveloped Land	Low density scheme (100% houses)	2.00	100	100%	-
	Agricultural Land	Low density scheme (100% houses)	1.00	50	100%	-
		Low density scheme (100% houses)	0.50	25	100%	-
		Medium density scheme (100% flats)	0.20	25	-	100%
		Low density scheme (100% houses)	0.20	10	100%	-
		Medium density scheme (100% flats)	0.10	10	-	100%
		5 houses (no affordable requirement)	0.10	5	100%	-
		5 flats (no affordable requirement)	0.05	5	-	100%
		Student Housing Scheme (1 bedroom studios)		325	-	100%
		Student Housing Scheme (4 person cluster flats)		200	-	100%
		Use Class C3 Extra Care Scheme (100% flats)		60	-	100%

Type	Benchmark land values	Development typologies (All typologies run against each of the Benchmark Land Values in the relevant area)	Site area (ha)	No of units	% of units provided as houses	% of units provided as flats
Growth Area Bristol Temple Quarter Policy DS2	Cleared site (formerly in B2 / B8 use)	High density Flatted Scheme of 6 or more storeys (Sale) – 200dph	1.00	200	-	100%
	Land currently in B2 / B8 Use	High density Flatted Scheme of less than 6 storeys (Sale) – 200dph	1.00	200	-	100%
		High density Flatted Scheme of 6 or more storeys (Build to Rent) – 200dph	1.00	200	-	100%
		High density Flatted Scheme of less than 6 storeys (Build to Rent) – 200 dph	1.00	200	-	100%
		Medium density scheme (75% Flats / 25% Houses)	1.00	100	25%	75%
Growth Area St Philip's Marsh DS3	Cleared site (formerly in B2 / B8 use)	High density Flatted Scheme of 6 or more storeys (Sale) – 200dph	1.00	200	-	100%
	Land currently in B2 / B8 Use	High density Flatted Scheme of less than 6 storeys (Sale) – 200dph	1.00	200	-	100%
		High density Flatted Scheme of 6 or more storeys (Build to Rent) – 200dph	1.00	200	-	100%
		High density Flatted Scheme of less than 6 storeys (Build to Rent) – 200dph	1.00	200	-	100%
		Medium density scheme (75% Flats / 25% Houses) – 100dph	1.00	100	25%	75%
Growth Area Western Harbour DS4	Cleared site (formerly in B2 / B8 use)	High density Flatted Scheme of 6 or more storeys (Sale) – 200dph	1.00	200	-	100%
	Land currently in B2 / B8 Use	High density Flatted Scheme of less than 6 storeys (Sale) – 200dph	1.00	200	-	100%
	Urban undeveloped Land	Medium density scheme (75% Flats / 25% Houses) – 100dph	1.00	100	25%	75%
	Land currently in Residential Use		-	-	-	-

Type	Benchmark land values	Development typologies (All typologies run against each of the Benchmark Land Values in the relevant area)	Site area (ha)	No of units	% of units provided as houses	% of units provided as flats
Growth Area Frome Gateway Policy DS5	Cleared site (formerly in B2 / B8 use)	High density Flatted Scheme of 6 or more storeys (Sale) – 200dph	1.00	200	-	100%
	Land currently in B2 / B8 Use	High density Flatted Scheme of less than 6 storeys (Sale) – 200dph	1.00	200	-	100%
	Urban undeveloped Land	Medium density scheme (75% Flats / 25% Houses) – 100dph	1.00	100	25%	75%
Growth Area Lawrence Hill Policy DS6	Cleared site (formerly in B2 / B8 use)	High density Flatted Scheme of 6 or more storeys (Sale) – 200dph	1.00	200	-	100%
	Land currently in B2 / B8 Use	High density Flatted Scheme of less than 6 storeys (Sale) – 200dph	1.00	200	-	100%
	Urban undeveloped Land	Medium density scheme (75% Flats / 25% Houses) – 100dph	1.00	100	25%	75%
	Land currently in Residential Use					
Growth Area Central Fishponds Policy DS7	Cleared site (formerly in B2 / B8 use)	High density Flatted Scheme of 6 or more storeys (Sale) – 200dph	1.00	200	-	100%
	Land currently in B2 / B8 Use	High density Flatted Scheme of less than 6 storeys (Sale) – 200dph	1.00	200	-	100%
	Urban undeveloped Land	Medium density scheme (75% Flats / 25% Houses) – 100dph	1.00	100	25%	75%
	Land currently in Retail Use					
Growth Area Central Bedminster Policy DS8	Cleared site (formerly in B2 / B8 use)	High density Flatted Scheme of 6 or more storeys (Sale) – 200dph	1.00	200	-	100%
	Land currently in B2 / B8 Use	High density Flatted Scheme of less than 6 storeys (Sale) – 200dph	1.00	200	-	100%
	Urban undeveloped Land	High density Flatted Scheme of 6 or more storeys (Build to Rent) – 200dph	1.00	200	-	100%

Type	Benchmark land values	Development typologies (All typologies run against each of the Benchmark Land Values in the relevant area)	Site area (ha)	No of units	% of units provided as houses	% of units provided as flats
	Land currently in Retail Use	High density Flatted Scheme of less than 6 storeys (Build to Rent) – 200dph	1.00	200	-	100%
		Medium density scheme (75% Flats / 25% Houses) – 100dph	1.00	100	25%	75%
Growth Area Brislington Policy DS9	Cleared site (formerly in B2 / B8 use)	Medium density scheme (75% Flats / 25% Houses) – 100dph	1.00	100	25%	75%
	Land currently in B2 / B8 Use	Medium density scheme (50% Flats / 50% Houses) – 75dph	1.00	100	25%	75%
	Land currently in Retail Use					

Table 4.4.1: Growth scenario

Year	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028 and each year thereafter
Values	3.5%	4.0%	4.0%	4.0%	4.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Table 4.4.2: 'Downside' scenario

Year	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028 and each year thereafter
Values	-2.0%	0.0%	1.0%	1.0%	1.0%	3.0%
Costs	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%

- 4.5 The growth and inflation rates in Table 4.4.1 are intended to provide an illustration of the impact of a potential set of growth and inflation rates on the appraisals, but should be viewed with a degree of caution. Markets are cyclical and clearly values could rise as well as fall, but the long term trend over the period post 1945 has been real growth of 3% per annum (i.e. net of inflation) when the peaks and troughs are smoothed.

Affordable housing tenure and values

- 4.6 The Council has indicated that it will expect 75% of affordable housing units to be provided as social rent, with the remaining 25% provided as affordable home ownership.
- 4.7 For the purposes of testing potential levels of affordable housing to inform the draft plan policy approach, our appraisals assume that the rented housing is let at social rents, as shown in Table 4.7.1. We provide (for comparison purposes only) the Local Housing Allowance caps, which reflect the maximum rents that RPs are permitted to charge. RPs are permitted to increase rents by CPI plus 1% per annum which we reflect in our assessment.

Table 4.7.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social rents	£94.14	£105.51	£123.36	£141.22
Local Housing Allowance (Bristol Broad Rental Market Area)	£168.34	£178.23	£188.13	£198.03

- 4.8 The Council has supplied an analysis of offers from RPs for affordable housing secured through planning obligations. We have ascribed the blended values to each market value as summarised in Table 4.8.2.

Table 4.8.2: Affordable housing values applied in each Market Value Band (per square metre)

Value Band	Market value	Social Rent	Affordable Rent (based on LHA)
A	£3,400	£1,679	£2,048
B	£3,600	£1,840	£2,195
C	£3,800	£1,914	£2,264
D	£4,000	£1,977	£2,307
E	£4,200	£2,040	£2,383
F	£4,425	£2,212	£2,540
G	£4,650	£2,361	£2,689
H	£4,850	£2,510	£2,838
I	£5,100	£2,659	£2,986

Rents and yields for retail development

- 4.9 Two of our high density City-Centre typologies incorporate an element of retail floorspace on the ground floors of high density developments where residential might be an unsuitable use. Due to the September 2020 changes to the Use Class Order, in practical terms this space could be used for a variety of purposes, including offices. Our assumptions on rents and yields for the retail floorspace are summarised in Table 4.9.1. These assumptions are informed by lettings of similar floorspace in the City between November 2020 and November 2022 and we have applied the upper quartile rent, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace.

Table 4.9.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	City wide: £400	6.00%	12
Supermarkets	City wide: £250	4.50%	12

Build costs

- 4.10 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 2). Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

Table 4.10.1: BCIS build costs

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Houses	810.1 Estate housing generally	£1,481	15%	£1,703
Flats – fewer than 6 storeys	816 Flats -3-5 storeys	£1,712	10%	£1,883
Flats – 6+ storeys	816 Flats – 6 or more storeys	£2,027	10%	£2,230
Retail	345 Shops	£1,535	10%	£1,689
Student housing	856.2 Students' residences	£2,323	10%	£2,555

- 4.11 As noted in Table 4.10.1, the base costs above are increased by 15% for houses, 10% for flats and 10% for commercial to account for external works (including car parking spaces).

Sustainable design, Zero carbon and BREEAM

- 4.12 The emerging Local Plan incorporates a suite of policies seeking sustainable design and measures to reduce carbon emissions from new developments. These emerging policies and their cost implications are summarised in Table 4.12.1.

Table 4.12.1: Sustainability and net zero policies

Policy reference	Requirement	Cost assessment (% of build costs)
NZC1	Residential water efficiency target of 110 litres per person per day	Neutral – should be achievable through selection of water efficient fixtures and fittings which have a similar cost to fittings with higher water consumption.

Policy reference	Requirement	Cost assessment (% of build costs)
NZC2 (residential)	<p>Net Zero Carbon Development – operational carbon:</p> <ul style="list-style-type: none"> ■ Achieve a maximum of 15 kWh per square metre per annum space heating demand. ■ A maximum energy use intensity of 35 kWh per square metre per annum. ■ Provide on-site renewable electricity generation with an output equivalent to at least the annual energy consumption of the development. 	<p>Flats > 6 storeys: 4.5% Flats mid-rise: 3% Flats low-rise: 4% Terraced houses: 5% Semi-detached houses: 3% Detached houses: 3% Student: 4.5% Extra care: 5%</p>
NZC2 (non-residential)	Meet operational required energy/carbon requirements of BREEAM excellent.	Captured in overall BREEAM excellent cost (typically 2% of construction costs)
NZC2	<p>Energy offsetting Applies where the requirements above cannot be met by on-site measures alone. Any remaining energy use to be met by offsetting.</p> <p>Financial contribution equivalent to the cost of providing additional renewable energy generation elsewhere at a rate of £90 per MWh for 30 year period.</p>	Contributions only required if development cannot meet energy requirements on-site. Not specifically tested in LPVS as NZC2 residential costs make provision for full energy production requirement to achieve policy standard.
NZC2 system flexibility	Developments to incorporate smart and flexible technologies to support balancing of energy supply and demand over the course of the day and year, taking account of latest best practice.	Unlikely to result in additional costs over and above those required by controls required by users.
NZC2 heating and cooling systems	<p>Developments are to select heating systems from the following hierarchy:</p> <ol style="list-style-type: none"> 1. Connection to existing classified heat network 2. Heat network from point of occupation 3. Elsewhere including individual renewable heat or communal renewable heat (fossil fuel free) 	Cost of heat pump are captured within cost uplifts set out above.
NZC2 delivering modelled performance	Proposed developments will be expected to minimise the potential gap between design aspiration and completed development by implementing a recognised quality regime from design through to handover.	0.1% of construction value.
NZC3 embodied carbon – major developments	<p>Major development will be required to undertake an embodied carbon assessment. New development will be expected to achieve the following targets as a minimum:</p> <ul style="list-style-type: none"> ■ Residential (4 storeys or fewer): <625 kg CO₂e per square metre ■ Residential (5 storeys or more): <800 kgCO₂e per square metre ■ Major non-residential schemes: <970 kgCO₂e per square metre. 	<ul style="list-style-type: none"> ■ 3% cost uplift to achieve this target. ■ No uplift (baseline building in study complies with the target) ■ No uplift (baseline building in study complies with the target)
NZC3 refrigerants	In all new developments with fixed building services that include a refrigerant, the global warming potential of the refrigerants should be minimised by designing systems to have the lowest possible refrigerant volume/charge and specifying appliances that use refrigerants with the lowest global warming potential available.	Cost neutral – F-gas regulations will limit available refrigerant types.

4.13 The costs applied to each development typology for meeting the policy requirements above are summarised in Table 4.13.1.

Table 4.13.1: Summary of cost uplifts applied to each development typology

	Built form	Net zero operational energy (NZC2)	Delivering modelled performance requirement (NZC2)	Embodied carbon (NZC3)	Total	Sensitivity test
1	Flats > 6 storeys	4.5%	0.1%	0.0%	4.6%	10.0%
2	Flats mid-rise	3.0%	0.1%	0.0%	3.1%	10.0%
3	Flats > 6 storeys	4.5%	0.1%	0.0%	4.6%	10.0%
4	Flats mid-rise	3.0%	0.1%	0.0%	3.1%	10.0%
5	Flats mid-rise; terraced	3.5%	0.1%	0.8%	4.4%	11.3%
6	Flats mid-rise; terraced	4.0%	0.1%	1.5%	5.6%	12.5%
7	Terraced	5.0%	0.1%	3.0%	8.1%	15.0%
8	Terraced	5.0%	0.1%	3.0%	8.1%	15.0%
9	Terraced	5.0%	0.1%	3.0%	8.1%	15.0%
10	Flats low rise	4.0%	0.1%	0.0%	4.1%	15.0%
11	Terraced	5.0%	0.1%	3.0%	8.1%	15.0%
12	Flats low rise	4.0%	0.1%	0.0%	4.1%	15.0%
13	Semi-detached	3.0%	0.1%	3.0%	6.1%	15.0%
14	Flats low rise	4.0%	0.1%	0.0%	4.1%	15.0%
15	Student (flats 6 or more storeys)	4.5%	0.1%	0.0%	4.6%	8.0%
16	Student (flats 6 or more storeys)	4.5%	0.1%	0.0%	4.6%	8.0%
17	Student (flats 6 or more storeys)	4.5%	0.1%	0.0%	4.6%	8.0%

Accessibility standards

- 4.14 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.14.1. These costs are based on the MHCLG *Housing Standards Review: Cost Impacts* study, but converted into percentages of base construction costs (see calculations at Appendix 3) so that they can be applied to contemporary costs.

Table 4.14.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible	1.15%	0.54%
M4(3) (a) wheelchair user – wheelchair adaptable	9.28%	10.77%
M4(3) (b) wheelchair user - wheelchair accessible	9.47%	23.80%

- 4.15 Emerging Local Plan policies require the following standards to be met:

Table 4.14.1: Accessibility requirements in policies H8 and H9

Policy and type of housing	Dwellings to meet M4(2) standards	Dwellings to meet M4(3) (a) standards	Dwellings to meet M4(3) (b) standards
H8 – Older person's housing	50% of dwellings (all tenures)	50% of all remaining private dwellings	50% of all remaining affordable dwellings
H9 – general purpose housing (schemes of 49 or fewer units)	100% of units (all tenures)	-	-

Policy and type of housing	Dwellings to meet M4(2) standards	Dwellings to meet M4(3) (a) standards	Dwellings to meet M4(3) (b) standards
H9 – general purpose housing (schemes of 50 or more units)	90% of units (all tenures)	10% of all private units	10% of all affordable units

- 4.16 These requirements are reflected in our appraisals.

Professional fees

- 4.17 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate an 8% allowance, which is at the middle of the range for most schemes.

Development finance

- 4.18 Our appraisals assume that development finance can be secured at a rate of 6.5%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Marketing costs

- 4.19 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

Bristol CIL

- 4.20 The Council's CIL Charging Schedule took effect on 1 January 2013. Table 4.20.1 below summarises the prevailing and indexed rates of CIL.

Table 4.20.1: CIL rates per net additional square metre in the Charging Schedule

Type of development	CIL per square metre	Indexed rate per square metre
Residential – Inner Zone	£70	£110.94
Residential – Outer Zone	£50	£79.24
Hotels	£70	£110.94
Retail	£120	£190.18
Student accommodation	£100	£158.48
Commercial (former B1, B2 and B8), residential and non residential institutions and development by emergency services	£0	£0
Other chargeable development	£50	£79.24

- 4.21 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Bristol but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.

Section 106 costs

- 4.22 As noted previously, Policy IDC1 seeks contributions through planning obligations in addition to CIL, as follows:

Table 4.22.1: Planning obligations

Number of dwellings	S106 contribution per unit
1 to 9	Nil
10 to 50	£1,000
50 or more	£2,000

- 4.23 The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

Electric vehicle charging

- 4.24 In our experience, developers apply a cost of £500 per charging point for electric vehicle charging. The numbers of spaces that developments will require will vary between typologies, ranging from 10% to 100%. Our appraisals assume provision of one charging point per space, with the number of space varying between typologies, depending on likely location.

Biodiversity Net Gain

- 4.25 We have tested the requirement for a 10% increase in biodiversity in perpetuity by applying an increase in build costs of 0.8% , as indicated in the '*Biodiversity net gain and local nature recovery strategies Impact Assessment*' (DEFRA, 2019).

Development and sales periods

- 4.26 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of between 8 and 10 units per month, reflecting multiple sales outlets on the larger sites.
- 4.27 It should be noted that sales rate is not the same as total sales completions, as total completions will also include the affordable housing, a contract for which will be entered into prior to commencement of construction.

Developer's profit

- 4.28 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the boards of the major housebuilders will set targets for minimum profit).
- 4.29 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.30 The PPG indicates that viability testing for plan making should assume profits on private housing ranging from 15% to 20%. Perceived risk in the UK housing market is receding following the economic recovery in the second half of 2020 which continued into 2021, albeit a degree of caution remains regarding the short term economic outlook as the furlough scheme closes. We have therefore adopted a profit margin of 17.5% of private residential GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. Profit on commercial development is applied at 15% of GDV in line with normal market assumptions.
- 4.31 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. 'First Homes' are not a traditional affordable tenure and completed units are sold by the developer to individual purchasers and not to a RP. They therefore carry more risk than traditional affordable tenures, but arguably less risk than market housing due to the significant discount which widens the pool of potential purchasers. Profit

levels for First Homes are yet to be established as schemes including them are yet to come forward, but a profit of 12% is reflective of the risks.

Exceptional costs

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

Benchmark land value

- 4.33 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.34 Sites will be in various existing uses and we have adopted a range of benchmark land values from £150,000 to £2,100,000 per gross hectare (excluding sites in residential use), inclusive of any premium deemed to be required to incentivise release of land for development. Larger sites will be predominantly greenfield or vacant urban land, which will have an existing use value at the lower end of the range. Secondary brownfield sites (e.g. open storage, low grade industrial sites etc) will either be vacant and generating no rental income, or let at very low rents on a short term basis. Higher brownfield benchmark land values will be reflective of secondary office buildings in the City Centre and similar uses which are reaching the end of their economic life.
- 4.35 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.

Land in office use (inner urban area)

- 4.36 Lettings of office space in the inner urban area between November 2020 and November 2022 have achieved rents ranging from £10 per square foot to £85 per square foot, with lettings in the bottom 25% averaging £18 per square foot. These rents are reflective of offices that are likely to have come to the end of their economic life and require significant refurbishment and reconfiguration to continue to be lettable. We have established the capital value of a site extending to one hectare by adopting the following assumptions:
- 25% plot ratio
 - 2 storeys
 - Yield 6%, reflecting the risk of securing lettings in a building which is economically and functionally obsolete
 - 2.5 year void and rent free period
 - £1,314 per square metre (£122 per square foot) for essential refurbishment including M&E, based on BCIS costs for refurbishment
 - Purchaser's costs deducted at 6.8%
 - 15% letting agent and letting legal fees
 - 10% premium.

- 4.37 The capital value generated is £6.93 million, including premium.

Land in retail use (inner urban area)

- 4.38 Lettings of retail floor space in the inner urban area between November 2020 and November 2022 have achieved rents ranging from £4.29 per square foot to £86.33 per square foot, with lettings in the bottom 25% averaging £11.34 per square foot. These rents are reflective of retail units that are likely to have come to the end of their economic life and require significant refurbishment and reconfiguration to continue to be lettable. We have established the capital value of a site extending to one hectare by adopting the following assumptions:
- 50% plot ratio
 - 1 storey
 - Yield 6%, reflecting the risk of securing lettings in a building which is economically and functionally obsolete
 - 2.5 year void and rent free period
 - £490 per square metre (£45.52 per square foot) for essential refurbishment including M&E, based on BCIS costs for refurbishment
 - Purchaser's costs deducted at 6.8%
 - 15% letting agent and letting legal fees
 - 10% premium.
- 4.39 The capital value generated is £6.23 million, including premium.

Land in retail use (outer urban area)

- 4.40 Lettings of retail floor space in the outer urban area between November 2020 and November 2022 have achieved rents ranging from £3.37 per square foot to £60.01 per square foot, with lettings in the bottom 25% averaging £7.73 per square foot. These rents are reflective of retail units that are likely to have come to the end of their economic life and require significant refurbishment and reconfiguration to continue to be lettable. We have established the capital value of a site extending to one hectare by adopting the following assumptions:
- 25% plot ratio
 - 1 storey
 - Yield 6.5%, reflecting the risk of securing lettings in a building which is economically and functionally obsolete
 - 2.5 year void and rent free period
 - £490 per square metre (£45.52 per square foot) for essential refurbishment including M&E, based on BCIS costs for refurbishment
 - Purchaser's costs deducted at 6.8%
 - 15% letting agent and letting legal fees
 - 10% premium.
- 4.41 The capital value generated is £1.42 million, including premium.

Land in residential use

- 4.42 We have assumed that land in residential use will be predominantly sites which have a very low site coverage and consequently make very inefficient use of land. In addition, we have assumed that the existing buildings are in relatively poor condition. We have established the capital value of a site extending to one hectare by adopting the following assumptions:
- 10% site coverage
 - 2 storeys
 - Capital value equating to 60% of values applied to new build residential to reflect condition.
- 4.43 The capital values generated will clearly depend on the value applied for new build residential and the range is £4.08 million to £6.20 million.

Land in B2/B8 industrial use

4.44 Lettings of B2/B8 floor space between November 2020 and November 2022 have achieved rents ranging from £5.06 per square foot to £15.03 per square foot, with lettings in the bottom 25% averaging £6.28 per square foot. These rents are reflective of industrial units that are likely to have come to the end of their economic life and require significant refurbishment and reconfiguration to continue to be lettable. We have established the capital value of a site extending to one hectare by adopting the following assumptions:

- 35% plot ratio
- 1 storey
- Yield 5%, reflecting the risk of securing lettings in a building which is economically and functionally obsolete
- 2.5 year void and rent free period
- £613 per square metre (£56.95 per square foot) for essential refurbishment including M&E, based on BCIS costs for refurbishment
- Purchaser's costs deducted at 6.8%
- 15% letting agent and letting legal fees
- 10% premium.

4.45 The capital value generated is £2.79 million, including premium.

Cleared sites/undeveloped land/agricultural land

4.46 For cleared sites, urban undeveloped land and greenfield land, we have adopted a benchmark land value of £0.50 million per gross hectare, which is reflective of typical minimum option pricing for greenfield development land. This represents a multiple of 10 times agricultural land value, which is within the 10 to 15 times multiple typically applied in policy testing studies. This provides a significant premium above existing use value of £22,000 - £25,000 per hectare agricultural land value to the landowner to incentivise them to bring forward land for development.

Summary of Benchmark Land Value approach

4.47 Table 4.47.1 summarises the benchmark land values we have adopted.

Table 4.47.1: Benchmark Land Value Summary

Description	Value per hectare £ million
Residential use	Variable £4.08 to £6.20
Office use (inner urban area)	£6.93
Retail use (inner urban area)	£6.22
Retail use (outer urban area)	£1.42
Land in B2/B8 industrial use	£2.79
Cleared/undeveloped/agricultural sites	£0.50

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 4 to 8. We have appraised 17 development typologies, reflecting different densities and types of development across the City. Two of these typologies include retail use on the ground floor where residential uses would be unsuitable. The typologies include specialist housing (student housing and housing for older people).
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing to inform emerging Local Plan policy, including whether or not provision of First Homes meets the City's requirements:
- 0% to 50% affordable housing; 75% Social Rent and 25% Shared Ownership;
 - 0% to 50% affordable housing; 75% Social Rent and 25% First Homes (30% discount);
 - 0% to 50% affordable housing; 75% Social Rent and 25% First Homes (40% discount); and
 - 0% to 50% affordable housing; 75% Social Rent and 25% First Homes (50% discount).
- 5.3 In practice, the development typologies will come forward in different parts of the City, with high density flatted schemes coming forward predominantly in the central area where sales values are highest. However, we have tested all the typologies in all value bands and against all benchmark land values for completeness.
- 5.4 Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative or more than 10% lower than the benchmark land value, the result is shaded grey, to indicate that it is currently unviable.
- 5.5 For other policy requirements (planning obligations, climate change, accessibility and so on), we have re-tested the appraisals above incorporating the additional cost of the policy requirements.
- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.4.1 and 4.4.2. These results are attached at appendices 7 and 8.

6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the City. We have tested the impact of emerging plan policies to assist the Council in its decision making on potential options.

Affordable housing

- 6.2 As noted in Section 5, we have tested the following tenure scenarios:
- 75% Social Rent and 25% Shared Ownership;
 - 75% Social Rent and 25% First Homes (30% discount);
 - 75% Social Rent and 25% First Homes (40% discount); and
 - 75% Social Rent and 25% First Homes (50% discount).
- 6.3 The results for the appraisals with 75% social rent and 25% Shared Ownership are summarised in tables 6.3.1 to 6.3.9 (and at Appendix 4). Each table shows the results compared to six BLVs (existing residential, inner offices, inner retail, industrial, outer retail and undeveloped/cleared/greenfield land).
- 6.4 High density flatted schemes have varying viability, with schemes above 6 storeys being significantly less viable than those of 5 or fewer storeys. This is because construction costs increase at 6 storeys and above, as noted in Section 4. At the present time, the 6+ storey typologies (1 and 3) generate negative residual land values at zero per cent affordable at the highest end of the value range (£5,100 per square metre).
- 6.5 In contrast, flatted schemes of five or fewer storeys developed in the City Centre (where sales values are at the top end of the range) generate positive residual land values and as a consequence can viably deliver affordable housing. The viable amount of affordable housing varies depending on the benchmark land value selected. With an existing residential benchmark, the viable level of affordable housing is zero and this increases to around 20% with 'inner offices' and 'inner retail' benchmarks. Viable levels of affordable housing increase marginally when other benchmark land values are used.
- 6.6 Schemes of houses and schemes with houses and flats are more viable across all value areas, although the extent to which affordable housing can be delivered varies depending on value area and benchmark land value. Where sales values are at the lower end of the City-wide range (£3,400 per square metre), lower density schemes of houses are viable with 20%, and in a small number of scenarios, 50% affordable housing. When discounts applied to First Homes are increased above 30%, the maximum level of affordable housing falls back slightly in most cases, although in most cases, 30% affordable housing remains viable. In the lower value areas, high density flatted schemes are unviable with no affordable housing; it is, however, unlikely that these types of scheme would come forward outside the City Centre.
- 6.7 As can be noted from the results in tables 6.3.1 to 6.3.9, there is no uniform level of affordable housing where it can be said most schemes are viable. Setting any percentage below the suggested policy target of 20% affordable housing in Central Bristol; 35% in North West Bristol; and 30% in all other locations. would, in principle, mean that some schemes that *could* have delivered 20% or more affordable housing would no longer be required to do so if the Council adopted a lower percentage target.
- 6.8 There is therefore a clear choice between two potential options. The first is to adopt a relatively low target that most schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target.

Table 6.3.1: Appraisal results – 75% social rent, 25% Shared Ownership – sales values of £3,453 per square metre

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT										Sales value	£3,453 psm	AH tenure	75% rent	25% SO	0% FH	First Homes discount:										50%													
BLV: EXISTING RESIDENTIAL LAND										Residual land values (£m)										Residual land values (£m per hectare)										BLVs									
																														BLV per ha									
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area (£m)	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area (£m)	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area (£m)	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Existing residential		
1 High Density flats 6+ storeys (200 units)	200	£4.14	-£13.75	-£14.48	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43	1.00	£4.14	-£13.75	-£14.48	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43	1.00	£4.14	-£13.75	-£14.48	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43	1.00	£4.14	-£13.75	-£14.48	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43	£4,143,600		
2 High Density flats 5 storeys (200 units)	200	£4.14	-£7.46	-£8.04	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42	1.00	£4.14	-£7.46	-£8.04	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42	1.00	£4.14	-£7.46	-£8.04	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42	1.00	£4.14	-£7.46	-£8.04	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42	£8,925,136		
3 High Density flats 6+ storeys MU (200 units)	200	£4.14	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88	1.00	£4.14	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88	1.00	£4.14	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88	1.00	£4.14	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88	£6,218,721		
4 High Density flats 5 storeys MU (200 units)	100	£4.14	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66	1.00	£4.14	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66	1.00	£4.14	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66	1.00	£4.14	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66	£2,789,323		
5 Medium Density - 75% flats, 25% houses (100 units)	100	£4.14	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16	1.00	£4.14	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16	1.00	£4.14	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16	1.00	£4.14	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16	£1,422,276		
6 Medium Density - 50% flats, 50% houses (75 units)	75	£4.14	-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50	1.00	£4.14	-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50	1.00	£4.14	-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50	1.00	£4.14	-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50	£500,000		
7 Low Density - 100% houses (100 units)	100	£8.29	£3.11	£2.33	£1.54	£0.76	-£0.03	-£0.43	-£0.83	2.00	£4.14	£1.55	£1.16	£0.77	£0.38	-£0.01	-£0.21	-£0.41	2.00	£4.14	£1.55	£1.16	£0.77	£0.38	-£0.01	-£0.21	-£0.41	2.00	£4.14	£1.55	£1.16	£0.77	£0.38	-£0.01	-£0.21	-£0.41			
8 Low Density - 100% houses (50 units)	50	£4.14	£1.59	£1.19	£0.79	£0.39	-£0.01	-£0.21	-£0.42	1.00	£4.14	£1.59	£1.19	£0.79	£0.39	-£0.01	-£0.21	-£0.42	1.00	£4.14	£1.59	£1.19	£0.79	£0.39	-£0.01	-£0.21	-£0.42	1.00	£4.14	£1.59	£1.19	£0.79	£0.39	-£0.01	-£0.21	-£0.42			
9 Low Density - 100% houses (25 units)	25	£2.07	£0.83	£0.76	£0.69	£0.61	£0.53	£0.49	£0.45	0.50	£4.14	£1.66	£1.53	£1.38	£1.23	£1.07	£0.98	£0.90	0.50	£4.14	£1.66	£1.53	£1.38	£1.23	£1.07	£0.98	£0.90	0.50	£4.14	£1.66	£1.53	£1.38	£1.23	£1.07	£0.98	£0.90			
10 Medium Density - 100% flats (25 units)	25	£0.83	-£0.70	-£0.80	-£0.89	-£0.99	-£1.08	-£1.13	-£1.18	0.20	£4.14	-£3.52	-£3.99	-£4.46	-£4.93	-£5.41	-£5.65	-£5.89	0.20	£4.14	-£3.52	-£3.99	-£4.46	-£4.93	-£5.41	-£5.65	-£5.89	0.20	£4.14	-£3.52	-£3.99	-£4.46	-£4.93	-£5.41	-£5.65	-£5.89			
11 Low Density - 100% houses (10 units)	10	£0.83	£0.37	£0.29	£0.21	£0.13	£0.04	£0.00	-£0.04	0.10	£4.14	£1.84	£1.44	£1.04	£0.63	£0.22	£0.02	-£0.19	0.10	£4.14	£1.84	£1.44	£1.04	£0.63	£0.22	£0.02	-£0.19	0.10	£4.14	£1.84	£1.44	£1.04	£0.63	£0.22	£0.02	-£0.19			
12 Medium Density - 100% flats (10 units)	10	£0.41	-£0.16	-£0.16	-£0.15	-£0.14	-£0.14	-£0.13	-£0.13	0.10	£4.14	-£1.63	-£1.56	-£1.49	-£1.43	-£1.36	-£1.33	-£1.29	0.10	£4.14	-£1.63	-£1.56	-£1.49	-£1.43	-£1.36	-£1.33	-£1.29	0.10	£4.14	-£1.63	-£1.56	-£1.49	-£1.43	-£1.36	-£1.33	-£1.29			
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.41	£0.13	£0.10	£0.07	£0.03	-£0.00	-£0.02	-£0.04	0.05	£4.14	£1.33	£0.99	£0.65	£0.30	-£0.04	-£0.22	-£0.40	0.05	£4.14	£1.33	£0.99	£0.65	£0.30	-£0.04	-£0.22	-£0.40	0.05	£4.14	£1.33	£0.99	£0.65	£0.30	-£0.04	-£0.22	-£0.40			
14 Small flatted (no AH) - flats - 0.05 hectare (5 units)	5	£0.21	-£0.09	-£0.12	-£0.15	-£0.19	-£0.22	-£0.23	-£0.25	0.05	£4.14	-£1.79	-£2.43	-£3.07	-£3.71	-£4.35	-£4.67	-£5.00	0.05	£4.14	-£1.79	-£2.43	-£3.07	-£3.71	-£4.35	-£4.67	-£5.00	0.05	£4.14	-£1.79	-£2.43	-£3.07	-£3.71	-£4.35	-£4.67	-£5.00			
15 Student housing scheme (studios) - 325 units	-	£4.14	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	1.00	£4.14	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	1.00	£4.14	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	1.00	£4.14	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64			
16 Student housing scheme (4 bed clusters) - 200 flats	-	£4.14	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	1.00	£4.14	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	1.00	£4.14	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	1.00	£4.14	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58			
17 Extra Care C3 scheme - 100% flats (60 units)	60	£2.49	-£2.29	-£2.45	-£2.61	-£2.77	-£2.92	-£3.00	-£3.08	0.60	£4.14	-£3.82	-£4.09	-£4.35	-£4.61	-£4.87	-£5.00	-£5.13	0.60	£4.14	-£3.82	-£4.09	-£4.35	-£4.61	-£4.87	-£5.00	-£5.13	0.60	£4.14	-£3.82	-£4.09	-£4.35	-£4.61	-£4.87	-£5.00	-£5.13			
BLV: INNER OFFICES										Residual land values (£m)										Residual land values (£m per hectare)										BLVs									
																														BLV per ha									
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area (£m)	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area (£m)	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area (£m)	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Inner Offices		
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£13.75	-£14.48	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43	1.00	£6.93	-£13.75	-£14.48	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43	1.00	£6.93	-£13.75	-£14.48	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43	1.00	£6.93	-£13.75	-£14.48	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43			
2 High Density flats 5 storeys (200 units)	200	£6.93	-£7.46	-£8.04	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42	1.00	£6.93	-£7.46	-£8.04	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42	1.00	£6.93	-£7.46	-£8.04	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42	1.00	£6.93	-£7.46	-£8.04	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42			
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88	1.00	£6.93	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88	1.00	£6.93	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88	1.00	£6.93	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88			
4 High Density flats 5 storeys MU (200 units)	100	£6.93	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66	1.00	£6.93	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66	1.00	£6.93	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66	1.00	£6.93	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66			
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16	1.00	£6.93	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16	1.00	£6.93	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16	1.00	£6.93	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16			
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50	1.00	£6.93	-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50	1.00	£6.93	-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50	1.00	£6.93	-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50			
7 Low Density - 100% houses (100 units)	100	£13.85	£3.11	£2.33	£1.54	£0.76	-£0.03	-£0.43	-£0.83	2.00	£6.93	£1.55	£1.16	£0.77	£0.38	-£0.01	-£0.21	-£0.41	2.00	£6.93	£1.55	£1.16	£0.77	£0.38	-£0.01	-£0.21	-£0.41												

Table 6.3.2: Appraisal results – 75% social rent, 25% Shared Ownership – sales values of £3,667 per square metre

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT										Sales value £3,667 psf		AH tenure		75% rent		25% SO		0% FH		First Homes discount:		50%		BLVs		BLV per ha							
BLV: EXISTING RESIDENTIAL LAND										Residual land values (£m)										Residual land values (£m per hectare)										Existing residential		£4,400,850	
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area (£m)	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Existing residential	£4,400,850						
1 High Density flats 6+ storeys (200 units)	200	£4.40	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76	1.00	£4.40	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76	£4.40	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76	Inner Offices	£6,925,136					
2 High Density flats 5 storeys (200 units)	200	£4.40	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67	1.00	£4.40	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67	£4.40	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67	Inner Retail	£6,216,721					
3 High Density flats 6+ storeys MU (200 units)	200	£4.40	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20	1.00	£4.40	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20	£4.40	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20	Industrial	£2,789,323					
4 High Density flats 5 storeys MU (200 units)	100	£4.40	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78	1.00	£4.40	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78	£4.40	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78	Outer Retail	£1,422,276					
5 Medium Density - 75% flats, 25% houses (100 units)	100	£4.40	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03	1.00	£4.40	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03	£4.40	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03	Cleared or undeveloped land	£500,000					
6 Medium Density - 50% flats, 50% houses (75 units)	75	£4.40	-£0.78	-£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53	1.00	£4.40	-£0.78	-£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53	£4.40	-£0.78	-£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53							
7 Low Density - 100% houses (100 units)	100	£8.80	£4.65	£3.85	£3.06	£2.26	£1.46	£1.06	£0.66	2.00	£4.40	£2.32	£1.93	£1.53	£1.13	£0.73	£0.53	£0.33	£4.40	£2.32	£1.93	£1.53	£1.13	£0.73	£0.53	£0.33							
8 Low Density - 100% houses (50 units)	50	£4.40	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35	1.00	£4.40	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35	£4.40	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35							
9 Low Density - 100% houses (25 units)	25	£2.20	£1.23	£1.12	£1.01	£0.89	£0.77	£0.71	£0.65	0.50	£4.40	£2.46	£2.24	£2.02	£1.78	£1.54	£1.42	£1.30	£4.40	£2.46	£2.24	£2.02	£1.78	£1.54	£1.42	£1.30							
10 Medium Density - 100% flats (25 units)	25	£0.88	-£0.42	-£0.51	-£0.61	-£0.71	-£0.80	-£0.85	-£0.90	0.20	£4.40	-£2.10	-£2.57	-£3.05	-£3.53	-£4.02	-£4.26	-£4.51	£4.40	-£2.10	-£2.57	-£3.05	-£3.53	-£4.02	-£4.26	-£4.51							
11 Low Density - 100% houses (10 units)	10	£0.88	£0.54	£0.46	£0.37	£0.29	£0.21	£0.16	£0.12	0.20	£4.40	£2.71	£2.29	£1.87	£1.45	£1.03	£0.81	£0.60	£4.40	£2.71	£2.29	£1.87	£1.45	£1.03	£0.81	£0.60							
12 Medium Density - 100% flats (10 units)	10	£0.44	-£0.05	-£0.04	-£0.03	-£0.03	-£0.02	-£0.02	-£0.01	0.10	£4.40	-£0.46	-£0.40	-£0.33	-£0.26	-£0.20	-£0.16	-£0.13	£4.40	-£0.46	-£0.40	-£0.33	-£0.26	-£0.20	-£0.16	-£0.13							
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.44	£0.22	£0.19	£0.15	£0.12	£0.08	£0.06	£0.04	0.10	£4.40	£2.23	£1.88	£1.52	£1.16	£0.80	£0.62	£0.44	£4.40	£2.23	£1.88	£1.52	£1.16	£0.80	£0.62	£0.44							
14 Small flatted (no AH) - flats - 0.05 hectare (5 units)	5	£0.22	-£0.03	-£0.06	-£0.09	-£0.12	-£0.16	-£0.17	-£0.19	0.05	£4.40	-£0.61	-£1.24	-£1.86	-£2.49	-£3.11	-£3.43	-£3.74	£4.40	-£0.61	-£1.24	-£1.86	-£2.49	-£3.11	-£3.43	-£3.74							
15 Student housing scheme (studios) - 325 units	-	£4.40	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	1.00	£4.40	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	£4.40	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64							
16 Student housing scheme (4 bed clusters) - 200 flats	-	£4.40	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	1.00	£4.40	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	£4.40	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58							
17 Extra Care C3 scheme - 100% flats (60 units)	60	£2.64	-£1.97	-£2.12	-£2.28	-£2.43	-£2.58	-£2.65	-£2.73	0.60	£4.40	-£3.29	-£3.54	-£3.79	-£4.04	-£4.30	-£4.42	-£4.55	£4.40	-£3.29	-£3.54	-£3.79	-£4.04	-£4.30	-£4.42	-£4.55							
BLV: INNER OFFICES										Residual land values (£m)										Residual land values (£m per hectare)													
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area (£m)	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH								
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76	1.00	£6.93	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76	£6.93	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76							
2 High Density flats 5 storeys (200 units)	200	£6.93	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67	1.00	£6.93	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67	£6.93	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67							
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20	1.00	£6.93	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20	£6.93	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20							
4 High Density flats 5 storeys MU (200 units)	100	£6.93	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78	1.00	£6.93	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78	£6.93	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78							
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03	1.00	£6.93	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03	£6.93	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03							
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	-£0.78	-£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53	1.00	£6.93	-£0.78	-£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53	£6.93	-£0.78	-£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53							
7 Low Density - 100% houses (100 units)	100	£13.85	£4.65	£3.85	£3.06	£2.26	£1.46	£1.06	£0.66	2.00	£6.93	£2.32	£1.93	£1.53	£1.13	£0.73	£0.53	£0.33	£6.93	£2.32	£1.93	£1.53	£1.13	£0.73	£0.53	£0.33							
8 Low Density - 100% houses (50 units)	50	£6.93	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35	1.00	£6.93	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35	£6.93	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35							
9 Low Density - 100% houses (25 units)	25	£3.46	£1.23	£1.12	£1.01	£0.89	£0.77	£0.71	£0.65	0.50	£6.93	£2.46	£2.24	£2.02	£1.78	£1.54	£1.42	£1.30	£6.93	£2.46	£2.24	£2.02	£1.78	£1.54	£1.42	£1.30							
10 Medium Density - 100% flats (25 units)	25	£1.39	-£0.42	-£0.51	-£0.61	-£0.71	-£0.80	-£0.85	-£0.90	0.20	£6.93	-£2.10	-£2.57	-£3.05	-£3.53	-£4.02	-£4.26	-£4.51	£6.93	-£2.10	-£2.57	-£3.05	-£3.53	-£4.02	-£4.26	-£4.51							
11 Low Density - 100% houses (10 units)	10	£1.39	£0.54	£0.46	£0.37	£0.29	£0.21	£0.16	£0.12	0.20	£6.93	£2.71	£2.29	£1.87	£1.45	£1.03	£0.81	£0.60	£6.93	£2.71	£2.29	£1.87	£1.45	£1.03	£0.81	£0.60							
12 Medium Density - 100% flats (10 units)	10	£0.69	-£0.05	-£0.04	-£0.03	-£0.03	-£0.02	-£0.02	-£0.01	0.10	£6.93	-£0.46	-£0.40	-£0.33	-£0.26	-£0.20	-£0.16	-£0.13	£6.93	-£0.46	-£0.40	-£0.33	-£0.26	-£0.20	-£0.16	-£0.13							
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.22	£0.19	£0.15	£0.12	£0.0.																										

Table 6.3.3: Appraisal results – 75% social rent, 25% Shared Ownership – sales values of £3,882 per square metre

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT										Sales value	£3,882 psm	AH tenure	75% rent	25% SO	0% FH	First Homes discount:										50%										BLVs		BLV per ha			
BLV: EXISTING RESIDENTIAL LAND										Residual land values (£m)										Residual land values (£m per hectare)										BLVs										BLV per ha	
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Existing residential	£4,658,100									
1 High Density flats 6+ storeys (200 units)	200	£4.66	-£10.67	-£11.44	-£12.21	-£12.98	-£13.75	-£14.13	-£14.52	1.00	£4.66	-£10.67	-£11.44	-£12.21	-£12.98	-£13.75	-£14.13	-£10.67	-£11.44	-£12.21	-£12.98	-£13.75	-£14.13	-£14.52	£4.66	-£10.67	-£11.44	-£12.21	-£12.98	-£13.75	-£14.13	-£14.52	Inner Offices	£6,925,136							
2 High Density flats 5 storeys (200 units)	200	£4.66	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34	1.00	£4.66	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34	£4.66	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34	Inner Retail	£6,218,721							
3 High Density flats 6+ storeys MU (200 units)	200	£4.66	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.96	1.00	£4.66	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.96	£4.66	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.96	Industrial	£2,789,323							
4 High Density flats 5 storeys MU (200 units)	100	£4.66	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12	1.00	£4.66	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12	£4.66	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12	Outer Retail	£1,422,276							
5 Medium Density - 75% flats, 25% houses (100 units)	100	£4.66	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16	1.00	£4.66	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16	£4.66	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16	Cleared or undeveloped land	£500,000							
6 Medium Density - 50% flats, 50% houses (75 units)	75	£4.66	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79	1.00	£4.66	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79	£4.66	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79									
7 Low Density - 100% houses (100 units)	100	£9.32	£6.19	£5.31	£4.43	£3.55	£2.67	£2.23	£1.79	2.00	£4.66	£3.09	£2.66	£2.22	£1.78	£1.34	£1.11	£3.09	£2.66	£2.22	£1.78	£1.34	£1.11	£0.89	£4.66	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93									
8 Low Density - 100% houses (50 units)	50	£4.66	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93	1.00	£4.66	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93	£4.66	£3.26	£2.96	£2.65	£2.34	£2.02	£1.86	£1.69									
9 Low Density - 100% houses (25 units)	25	£2.33	£1.63	£1.48	£1.33	£1.17	£1.01	£0.93	£0.85	0.50	£4.66	-£0.67	-£1.22	-£1.77	-£2.33	-£2.89	-£3.17	-£0.67	-£1.22	-£1.77	-£2.33	-£2.89	-£3.17	-£3.45	£4.66	-£0.67	-£1.22	-£1.77	-£2.33	-£2.89	-£3.17	-£3.45									
10 Medium Density - 100% flats (25 units)	25	£0.93	-£0.13	-£0.24	-£0.35	-£0.47	-£0.58	-£0.63	-£0.69	0.20	£4.66	-£0.67	-£1.22	-£1.77	-£2.33	-£2.89	-£3.17	-£0.67	-£1.22	-£1.77	-£2.33	-£2.89	-£3.17	-£3.45	£4.66	-£0.67	-£1.22	-£1.77	-£2.33	-£2.89	-£3.17	-£3.45									
11 Low Density - 100% houses (10 units)	10	£0.93	£0.71	£0.62	£0.53	£0.43	£0.34	£0.29	£0.24	0.20	£4.66	£3.57	£3.10	£2.63	£2.16	£1.69	£1.45	£3.57	£3.10	£2.63	£2.16	£1.69	£1.45	£1.22	£4.66	£3.57	£3.10	£2.63	£2.16	£1.69	£1.45	£1.22									
12 Medium Density - 100% flats (10 units)	10	£0.47	£0.07	£0.08	£0.08	£0.09	£0.10	£0.10	£0.10	0.10	£4.66	£0.69	£0.76	£0.82	£0.89	£0.95	£0.99	£0.69	£0.76	£0.82	£0.89	£0.95	£0.99	£1.02	£4.66	£3.13	£2.73	£2.32	£1.91	£1.50	£1.29	£1.09									
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.47	£0.31	£0.27	£0.23	£0.19	£0.15	£0.13	£0.11	0.10	£4.66	£3.13	£2.73	£2.32	£1.91	£1.50	£1.29	£3.13	£2.73	£2.32	£1.91	£1.50	£1.29	£1.09	£4.66	£0.56	-£0.11	-£0.78	-£1.46	-£2.13	-£2.47	-£2.81									
14 Small flatted (no AH) - flats - 0.05 hectare (5 units)	5	£0.23	£0.03	-£0.01	-£0.04	-£0.07	-£0.11	-£0.12	-£0.14	0.05	£4.66	£0.56	-£0.11	-£0.78	-£1.46	-£2.13	-£2.47	£0.56	-£0.11	-£0.78	-£1.46	-£2.13	-£2.47	-£2.81	£4.66	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64									
15 Student housing scheme (studios) - 325 units	-	£4.66	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	1.00	£4.66	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£4.66	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£4.66	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64									
16 Student housing scheme (4 bed clusters) - 200 flats	-	£4.66	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	1.00	£4.66	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£4.66	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£4.66	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58									
17 Extra Care C3 scheme - 100% flats (60 units)	60	£2.79	-£1.65	-£1.81	-£1.98	-£2.14	-£2.31	-£2.39	-£2.47	0.60	£4.66	-£2.75	-£3.02	-£3.30	-£3.57	-£3.84	-£3.98	-£2.75	-£3.02	-£3.30	-£3.57	-£3.84	-£3.98	-£4.12	£4.66	-£2.75	-£3.02	-£3.30	-£3.57	-£3.84	-£3.98	-£4.12									
BLV: INNER OFFICES										Residual land values (£m)										Residual land values (£m per hectare)										BLVs										BLV per ha	
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Existing residential	£4,658,100									
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£10.67	-£11.44	-£12.21	-£12.98	-£13.75	-£14.13	-£14.52	1.00	£6.93	-£10.67	-£11.44	-£12.21	-£12.98	-£13.75	-£14.13	-£10.67	-£11.44	-£12.21	-£12.98	-£13.75	-£14.13	-£14.52	£6.93	-£10.67	-£11.44	-£12.21	-£12.98	-£13.75	-£14.13	-£14.52	Inner Offices	£6,925,136							
2 High Density flats 5 storeys (200 units)	200	£6.93	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34	1.00	£6.93	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34	£6.93	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34	Inner Retail	£6,218,721							
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.96	1.00	£6.93	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.96	£6.93	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.96	Industrial	£2,789,323							
4 High Density flats 5 storeys MU (200 units)	100	£6.93	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12	1.00	£6.93	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12	£6.93	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12	Outer Retail	£1,422,276							
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16	1.00	£6.93	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16	£6.93	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16	Cleared or undeveloped land	£500,000							
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79	1.00	£6.93	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79	£6.93	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79									
7 Low Density - 100% houses (100 units)	100	£13.85	£6.19	£5.31	£4.43	£3.55	£2.67	£2.23	£1.79	2.00	£6.93	£3.09	£2.66	£2.22	£1.78	£1.34	£1.11	£3.09	£2.66	£2.22	£1.78	£1.34	£1.11	£0.89	£6.93	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93									
8 Low Density - 100% houses (50 units)	50	£6.93	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93	1.00	£6.93	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93																	

Table 6.3.4: Appraisal results – 75% social rent, 25% Shared Ownership – sales values of £4,096 per square metre

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value

£4,096 psm

AH tenure

75% rent

25% SO

0% FH

First Homes discount

50%

Table 6.3.5: Appraisal results – 75% social rent, 25% Shared Ownership – sales values of £4,311 per square metre

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,311 psm

AH tenure 75% rent 25% SO 0% FH

First Homes discount:

50%

BLV: EXISTING RESIDENTIAL LAND

Description		No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£5.17	-£7.60	-£8.52	-£9.44	-£10.37	-£11.29	-£11.75	-£12.21
2	High Density flats 5 storeys (200 units)	200	£5.17	-£0.42	-£1.30	-£2.18	-£3.06	-£3.95	-£4.39	-£4.84
3	High Density flats 6+ storeys MU (200 units)	200	£5.17	-£7.04	-£7.97	-£8.89	-£9.81	-£10.73	-£11.20	-£11.66
4	High Density flats 5 storeys MU (200 units)	100	£5.17	£0.34	-£0.10	-£0.54	-£0.98	-£1.42	-£1.64	-£1.86
5	Medium Density - 75% flats, 25% houses (100 units)	100	£5.17	£2.70	£2.06	£1.42	£0.77	£0.13	-£0.20	-£0.53
6	Medium Density - 50% flats, 50% houses (75 units)	75	£5.17	£3.69	£3.08	£2.46	£1.84	£1.22	£0.91	£0.60
7	Low Density - 100% houses (100 units)	100	£10.35	£9.27	£8.21	£7.14	£6.07	£5.00	£4.46	£3.92
8	Low Density - 100% houses (50 units)	50	£5.17	£4.77	£4.22	£3.68	£3.13	£2.59	£2.31	£2.04
9	Low Density - 100% houses (25 units)	25	£2.59	£2.42	£2.19	£1.96	£1.73	£1.49	£1.37	£1.24
10	Medium Density - 100% flats (25 units)	25	£1.03	£0.43	£0.29	£0.14	£0.00	-£0.14	-£0.22	-£0.29
11	Low Density - 100% houses (10 units)	10	£1.03	£1.06	£0.94	£0.83	£0.71	£0.59	£0.54	£0.48
12	Medium Density - 100% flats (10 units)	10	£0.52	£0.30	£0.30	£0.31	£0.32	£0.32	£0.33	£0.33
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.52	£0.49	£0.44	£0.39	£0.34	£0.28	£0.26	£0.23
14	Small flatted (no AH) - flats - 0.05 hectare (5 units)	5	£0.26	£0.14	£0.11	£0.07	£0.03	-£0.01	-£0.03	-£0.05
15	Student housing scheme (studios) - 325 units	-	£5.17	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16	Student housing scheme (4 bed clusters) - 200 flats	-	£5.17	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17	Extra Care C3 scheme - 100% flats (60 units)	60	£3.10	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99

BLV: INNER OFFICES

Description		No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£6.93	-£7.60	-£8.52	-£9.44	-£10.37	-£11.29	-£11.75	-£12.21
2	High Density flats 5 storeys (200 units)	200	£6.93	-£0.42	-£1.30	-£2.18	-£3.06	-£3.95	-£4.39	-£4.84
3	High Density flats 6+ storeys MU (200 units)	200	£6.93	-£7.04	-£7.97	-£8.89	-£9.81	-£10.73	-£11.20	-£11.66
4	High Density flats 5 storeys MU (200 units)	100	£6.93	£0.34	-£0.10	-£0.54	-£0.98	-£1.42	-£1.64	-£1.86
5	Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£2.70	£2.06	£1.42	£0.77	£0.13	-£0.20	-£0.53
6	Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£3.69	£3.08	£2.46	£1.84	£1.22	£0.91	£0.60
7	Low Density - 100% houses (100 units)	100	£13.85	£9.27	£8.21	£7.14	£6.07	£5.00	£4.46	£3.92
8	Low Density - 100% houses (50 units)	50	£6.93	£4.77	£4.22	£3.68	£3.13	£2.59	£2.31	£2.04
9	Low Density - 100% houses (25 units)	25	£3.46	£2.42	£2.19	£1.96	£1.73	£1.49	£1.37	£1.24
10	Medium Density - 100% flats (25 units)	25	£1.39	£0.43	£0.29	£0.14	£0.00	-£0.14	-£0.22	-£0.29
11	Low Density - 100% houses (10 units)	10	£1.39	£1.06	£0.94	£0.83	£0.71	£0.59	£0.54	£0.48
12	Medium Density - 100% flats (10 units)	10	£0.69	£0.30	£0.30	£0.31	£0.32	£0.32	£0.33	£0.33
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.49	£0.44	£0.39	£0.34	£0.28	£0.26	£0.23
14	Small flatted (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.14	£0.11	£0.07	£0.03	-£0.01	-£0.03	-£0.05
15	Student housing scheme (studios) - 325 units	-	£6.93	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16	Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17	Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99

BLV: INNER RETAIL

Description		No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£6.22	-£7.60	-£8.52	-£9.44	-£10.37	-£11.29	-£11.75	-£12.21
2	High Density flats 5 storeys (200 units)	200	£6.22	-£0.42	-£1.30	-£2.18	-£3.06	-£3.95	-£4.39	-£4.84
3	High Density flats 6+ storeys MU (200 units)	200	£6.22	-£7.04	-£7.97	-£8.89	-£9.81	-£10.73	-£11.20	-£11.66
4	High Density flats 5 storeys MU (200 units)	100	£6.22	£0.34	-£0.10	-£0.54	-£0.98	-£1.42	-£1.64	-£1.86
5	Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£2.70	£2.06	£1.42	£0.77	£0.13	-£0.20	-£0.53
6	Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£3.69	£3.08	£2.46	£1.84	£1.22	£0.91	£0.60
7	Low Density - 100% houses (100 units)	100	£12.44	£9.27	£8.21	£7.14	£6.07	£5.00	£4.46	£3.92
8	Low Density - 100% houses (50 units)	50	£6.22	£4.77	£4.22	£3.68	£3.13	£2.59	£2.31	£2.04
9	Low Density - 100% houses (25 units)	25	£3.11	£2.42	£2.19	£1.96	£1.73	£1.49	£1.37	£1.24
10	Medium Density - 100% flats (25 units)	25	£1.24	£0.43	£0.29	£0.14	£0.00	-£0.14	-£0.22	-£0.29
11	Low Density - 100% houses (10 units)	10	£1.24	£1.06	£0.94	£0.83	£0.71	£0.59	£0.54	£0.48
12	Medium Density - 100% flats (10 units)	10	£0.62	£0.30	£0.30	£0.31	£0.32	£0.32	£0.33	£0.33
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.49	£0.44	£0.39	£0.34	£0.28	£0.26	£0.23
14	Small flatted (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.14	£0.11	£0.07	£0.03	-£0.01	-£0.03	-£0.05
15	Student housing scheme (studios) - 325 units	-	£6.22	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16	Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17	Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99

BLV: INDUSTRIAL

Description		No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£2.79	-£7.60	-£8.52	-£9.44	-£10.37	-£11.29	-£11.75	-£12.21
2	High Density flats 5 storeys (200 units)	200	£2.79	-£0.42	-£1.30	-£2.18	-£3.06	-£3.95	-£4.39	-£4.84
3	High Density flats 6+ storeys MU (200 units)	200	£2.79	-£7.04	-£7.97	-£8.89	-£9.81	-£10.73	-£11.20	-£11.66
4	High Density flats 5 storeys MU (200 units)	100	£2.79	£0.34	-£0.10	-£0.54	-£0.98	-£1.42	-£1.64	-£1.86
5	Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£2.70	£2.06	£1.42	£0.77	£0.13	-£0.20	-£0.53
6	Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£3.69	£3.08	£2.46	£1.84	£1.22	£0.91	£0.60
7	Low Density - 100% houses (100 units)	100	£5.58	£9.27	£8.21	£7.14	£6.07	£5.00	£4.46	£3.92
8	Low Density - 100% houses (50 units)	50	£2.79	£4.77	£4.22	£3.68	£3.13	£2.59	£2.31	£2.04
9	Low Density - 100% houses (25 units)	25	£1.39	£2.42	£2.19	£1.96	£1.73	£1.49	£1.37	£1.24
10	Medium Density - 100% flats (25 units)	25	£0.56	£0.43	£0.29	£0.14	£0.00	-£0.14	-£0.22	-£0.29
11	Low Density - 100% houses (10 units)	10	£0.56	£1.06	£0.94	£0.83	£0.71	£0.59	£0.54	£0.48
12	Medium Density - 100% flats (10 units)	10	£0.28	£0.30	£0.30	£0.31	£0.32	£0.32	£0.33	£0.33
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.49	£0.44	£0.39	£0.34	£0.28	£0.26	£0.23
14	Small flatted (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.14	£0.11	£0.07	£0.03	-£0.01	-£0.03	-£0.05
15	Student housing scheme (studios) - 325 units	-	£2.79	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16	Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17	Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99

BLV: OUTER RETAIL

Description		No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£1.42	-£7.60	-£8.52	-£9.44	-£10.37	-£11.29	-£11.75	-£12.21
2	High Density flats 5 storeys (200 units)	200	£1.42	-£0.42	-£1.30	-£2.18	-£3.06	-£3.95	-£4.39	-£4.84
3	High Density flats 6+ storeys MU (200 units)	200	£1.42	-£7.04	-£7.97	-£8.89	-£9.81	-£10.73	-£11.20	-£11.66
4	High Density flats 5 storeys MU (200 units)	100	£1.42	£0.34	-£0.10	-£0.54	-£0.98	-£1.42	-£1.64	-£1.86
5	Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£2.70	£2.06	£1.42	£0.77	£0.13	-£0.20	-£0.53
6	Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£3.69	£3.08	£2.46	£1.84	£1.22	£0.91	£0.60
7	Low Density - 100% houses (100 units)	100	£2.84	£9.27	£8.21	£7.14	£6.07	£5.00	£4.46	£3.92
8	Low Density - 100% houses (50 units)	50	£1.42	£4.77	£4.22	£3.68	£3.13	£2.59	£2.31	£2.04
9	Low Density - 100% houses (25 units)	25	£0.71	£2.42	£2.19	£1.96	£1.73	£1.49	£1.37	£1.24
10	Medium Density - 100% flats (25 units)	25	£0.28	£0.43	£0.29	£0.14	£0.00	-£0.14	-£0.22	-£0.29
11	Low Density - 100% houses (10 units)	10	£0.28	£1.06	£0.94	£0.83	£0.71	£0.59	£0.54	£0.48
12	Medium Density - 100% flats (10 units)	10	£0.14	£0.30	£0.30	£0.31	£0.32	£0.32	£0.33	£0.33
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.49	£0.44	£0.39	£0.34	£0.28	£0.26	£0.23
14	Small flatted (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.14	£0.11	£0.07	£0.03	-£0.01	-£0.03	-£0.05
15	Student housing scheme (studios) - 325 units	-	£1.42	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16	Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17	Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£7.60	-£8.52	-£9.44	-£10.37	-£11.29	-£11.75	-£12.21
2 High Density flats 5 storeys (200 units)	200	£0.50	-£0.42	-£1.30	-£2.18	-£3.06	-£3.95	-£4.39	-£4.84
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£7.04	-£7.97	-£8.89	-£9.81	-£10.73	-£11.20	-£11.66
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£0.34	-£1.00	-£0.54	-£0.98	-£1.42	-£1.84	-£1.86
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£2.70	£2.08	£1.42	£0.77	£0.13	-£0.20	-£0.53
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£3.69	£3.08	£2.46	£1.84	£1.22	£0.91	£0.60
7 Low Density - 100% houses (100 units)	100	£1.00	£9.27	£8.21	£7.14	£6.07	£5.00	£4.46	£3.92
8 Low Density - 100% houses (50 units)	50	£0.50	£4.77	£4.22	£3.68	£3.13	£2.59	£2.31	£2.04
9 Low Density - 100% houses (25 units)	25	£0.25	£2.42	£2.19	£1.96	£1.73	£1.49	£1.37	£1.24
10 Medium Density - 100% flats (25 units)	25	£0.10	£0.43	£0.29	£0.14	£0.00	-£0.14	-£0.22	-£0.29
11 Low Density - 100% houses (10 units)	10	£0.10	£1.06	£0.94	£0.83	£0.71	£0.59	£0.54	£0.48
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.30	£0.30	£0.31	£0.32	£0.32	£0.33	£0.33
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.48	£0.44	£0.39	£0.34	£0.28	£0.26	£0.23
14 Small flatlet (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.14	£0.11	£0.07	£0.03	-£0.01	-£0.03	-£0.05
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99

Table 6.3.6: Appraisal results – 75% social rent, 25% Shared Ownership – sales values of £4,525 per square metre

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT										Sales value £4,525 psm		AH tenure		75% rent		25% SO		0% FH		First Homes discount:		50%				BLVs		BLV per ha					
BLV: EXISTING RESIDENTIAL LAND										Residual land values (£m)										Residual land values (£m per hectare)										Existing residential		£5,429,850	
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area (£m)	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Inner Offices	£6,925,136						
1 High Density flats 6+ storeys (200 units)	200	£5.43	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55	1.00	£5.43	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55	£5.43	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55	Inner Retail	£6,216,721					
2 High Density flats 5 storeys (200 units)	200	£5.43	£0.84	£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11	1.00	£5.43	£0.84	£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11	£5.43	£0.84	£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11	Industrial	£2,789,323					
3 High Density flats 6+ storeys MU (200 units)	200	£5.43	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99	1.00	£5.43	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99	£5.43	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99	Outer Retail	£1,422,276					
4 High Density flats 5 storeys MU (200 units)	100	£5.43	£0.97	£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00	1.00	£5.43	£0.97	£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00	£5.43	£0.97	£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00	Cleared or undeveloped land	£500,000					
5 Medium Density - 75% flats, 25% houses (100 units)	100	£5.43	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59	1.00	£5.43	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59	£5.43	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59							
6 Medium Density - 50% flats, 50% houses (75 units)	75	£5.43	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56	1.00	£5.43	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56	£5.43	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56							
7 Low Density - 100% houses (100 units)	100	£10.86	£10.51	£9.50	£8.48	£7.46	£6.44	£5.92	£5.41	2.00	£5.43	£5.25	£4.75	£4.24	£3.73	£3.22	£2.96	£2.70	£5.43	£5.25	£4.75	£4.24	£3.73	£3.22	£2.96	£2.70							
8 Low Density - 100% houses (50 units)	50	£5.43	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80	1.00	£5.43	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80	£5.43	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80							
9 Low Density - 100% houses (25 units)	25	£2.71	£2.74	£2.49	£2.23	£1.96	£1.70	£1.56	£1.42	0.50	£5.43	£5.48	£4.97	£4.46	£3.93	£3.39	£3.12	£2.84	£5.43	£5.48	£4.97	£4.46	£3.93	£3.39	£3.12	£2.84							
10 Medium Density - 100% flats (25 units)	25	£1.09	£0.64	£0.51	£0.38	£0.25	£0.12	£0.05	-£0.02	0.20	£5.43	£3.20	£2.56	£1.91	£1.25	£0.59	£0.26	-£0.08	£5.43	£3.20	£2.56	£1.91	£1.25	£0.59	£0.26	-£0.08							
11 Low Density - 100% houses (10 units)	10	£1.09	£1.20	£1.09	£0.97	£0.86	£0.75	£0.69	£0.64	0.20	£5.43	£5.98	£5.43	£4.87	£4.31	£3.75	£3.46	£3.18	£5.43	£5.98	£5.43	£4.87	£4.31	£3.75	£3.46	£3.18							
12 Medium Density - 100% flats (10 units)	10	£0.54	£0.39	£0.40	£0.41	£0.41	£0.42	£0.43	£0.43	0.10	£5.43	£3.87	£3.96	£4.05	£4.14	£4.24	£4.28	£4.33	£5.43	£3.87	£3.96	£4.05	£4.14	£4.24	£4.28	£4.33							
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.54	£0.56	£0.51	£0.47	£0.42	£0.37	£0.34	£0.32	0.10	£5.43	£5.63	£5.14	£4.65	£4.16	£3.66	£3.40	£3.15	£5.43	£5.63	£5.14	£4.65	£4.16	£3.66	£3.40	£3.15							
14 Small flatted (no AH) - flats - 0.05 hectare (5 units)	5	£0.27	£0.19	£0.15	£0.12	£0.08	£0.05	£0.03	£0.01	0.05	£5.43	£3.79	£3.07	£2.35	£1.64	£0.92	£0.56	£0.20	£5.43	£3.79	£3.07	£2.35	£1.64	£0.92	£0.56	£0.20							
15 Student housing scheme (studios) - 325 units	-	£5.43	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39	1.00	£5.43	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39	£5.43	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39							
16 Student housing scheme (4 bed clusters) - 200 flats	-	£5.43	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95	1.00	£5.43	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95	£5.43	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95							
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.26	-£0.77	-£0.95	-£1.12	-£1.29	-£1.47	-£1.56	-£1.64	0.60	£5.43	-£1.29	-£1.58	-£1.87	-£2.16	-£2.45	-£2.59	-£2.74	£5.43	-£1.29	-£1.58	-£1.87	-£2.16	-£2.45	-£2.59	-£2.74							
BLV: INNER OFFICES										Residual land values (£m)										Residual land values (£m per hectare)													
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area (£m)	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH								
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55	1.00	£6.93	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55	£6.93	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55							
2 High Density flats 5 storeys (200 units)	200	£6.93	£0.84	£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11	1.00	£6.93	£0.84	£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11	£6.93	£0.84	£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11							
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99	1.00	£6.93	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99	£6.93	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99							
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£0.97	£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00	1.00	£6.93	£0.97	£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00	£6.93	£0.97	£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00							
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59	1.00	£6.93	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59	£6.93	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59							
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56	1.00	£6.93	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56	£6.93	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56							
7 Low Density - 100% houses (100 units)	100	£13.85	£10.51	£9.50	£8.48	£7.46	£6.44	£5.92	£5.41	2.00	£6.93	£5.25	£4.75	£4.24	£3.73	£3.22	£2.96	£2.70	£6.93	£5.25	£4.75	£4.24	£3.73	£3.22	£2.96	£2.70							
8 Low Density - 100% houses (50 units)	50	£6.93	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80	1.00	£6.93	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80	£6.93	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80							
9 Low Density - 100% houses (25 units)	25	£3.46	£2.74	£2.49	£2.23	£1.96	£1.70	£1.56	£1.42	0.50	£6.93	£5.48	£4.97	£4.46	£3.93	£3.39	£3.12	£2.84	£6.93	£5.48	£4.97	£4.46	£3.93	£3.39	£3.12	£2.84							
10 Medium Density - 100% flats (25 units)	25	£1.39	£0.64	£0.51	£0.38	£0.25	£0.12	£0.05	-£0.02	0.20	£6.93	£3.20	£2.56	£1.91	£1.25	£0.59	£0.26	-£0.08	£6.93	£3.20	£2.56	£1.91	£1.25	£0.59	£0.26	-£0.08							
11 Low Density - 100% houses (10 units)	10	£1.39	£1.20	£1.09	£0.97	£0.86	£0.75	£0.69	£0.64	0.20	£6.93	£5.98	£5.43	£4.87	£4.31	£3.75	£3.46	£3.18	£6.93	£5.98	£5.43	£4.87	£4.31	£3.75	£3.46	£3.18							
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.39	£0.40	£0.41	£0.41	£0.42	£0.43	£0.43	0.10	£6.93	£3.87	£3.96	£4.05	£4.14	£4.24	£4.28	£4.33	£6.93	£3.87	£3.96	£4.05	£4.14	£4.24	£4.28	£4.33							
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.56	£0.51																													

Table 6.3.7: Appraisal results – 75% social rent, 25% Shared Ownership – sales values of £4,739 per square metre

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT										Sales value £4,739 psm		AH tenure		75% rent		25% SO		0% FH		First Homes discount:		50%		BLVs		BLV per ha							
BLV: EXISTING RESIDENTIAL LAND										Residual land values (£m)										Residual land values (£m per hectare)										Existing residential		BLV per ha	
Description		No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area (£m)	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Existing residential	BLV per ha					
1	High Density flats 6+ storeys (200 units)	200	£5.69	-£4.96	-£5.78	-£6.61	-£7.44	-£8.26	-£8.68	-£9.09	1.00	£5.69	-£4.96	-£5.78	-£6.61	-£7.44	-£8.26	-£8.68	-£9.09	£5.69	-£4.96	-£5.78	-£6.61	-£7.44	-£8.26	-£8.68	-£9.09	£5,687.100					
2	High Density flats 5 storeys (200 units)	200	£5.69	£2.58	£1.76	£0.94	£0.12	-£0.72	-£1.14	-£1.57	1.00	£5.69	£2.58	£1.76	£0.94	£0.12	-£0.72	-£1.14	-£1.57	£5.69	£2.58	£1.76	£0.94	£0.12	-£0.72	-£1.14	-£1.57	£6,825.136					
3	High Density flats 6+ storeys MU (200 units)	200	£5.69	-£4.40	-£5.23	-£6.06	-£6.88	-£7.71	-£8.12	-£8.54	1.00	£5.69	-£4.40	-£5.23	-£6.06	-£6.88	-£7.71	-£8.12	-£8.54	£5.69	-£4.40	-£5.23	-£6.06	-£6.88	-£7.71	-£8.12	-£8.54	£6,216.721					
4	High Density flats 5 storeys MU (200 units)	100	£5.69	£1.83	£1.43	£1.02	£0.61	£0.19	-£0.02	-£0.23	1.00	£5.69	£1.83	£1.43	£1.02	£0.61	£0.19	-£0.02	-£0.23	£5.69	£1.83	£1.43	£1.02	£0.61	£0.19	-£0.02	-£0.23	£2,789.323					
5	Medium Density - 75% flats, 25% houses (100 units)	100	£5.69	£4.73	£4.10	£3.48	£2.85	£2.21	£1.89	£1.57	1.00	£5.69	£4.73	£4.10	£3.48	£2.85	£2.21	£1.89	£1.57	£5.69	£4.73	£4.10	£3.48	£2.85	£2.21	£1.89	£1,517.157						
6	Medium Density - 50% flats, 50% houses (75 units)	75	£5.69	£5.40	£4.80	£4.20	£3.60	£3.00	£2.70	£2.39	1.00	£5.69	£5.40	£4.80	£4.20	£3.60	£3.00	£2.70	£2.39	£5.69	£5.40	£4.80	£4.20	£3.60	£3.00	£2.70	£2,391.623						
7	Low Density - 100% houses (100 units)	100	£11.37	£12.05	£10.99	£9.92	£8.86	£7.78	£7.24	£6.70	2.00	£5.69	£6.03	£5.49	£4.96	£4.43	£3.89	£3.62	£3.35	£5.69	£6.03	£5.49	£4.96	£4.43	£3.89	£3.62	£3.35	£2,391.623					
8	Low Density - 100% houses (50 units)	50	£5.69	£6.19	£5.65	£5.11	£4.56	£4.02	£3.74	£3.47	1.00	£5.69	£6.19	£5.65	£5.11	£4.56	£4.02	£3.74	£3.47	£5.69	£6.19	£5.65	£5.11	£4.56	£4.02	£3.74	£3.47	£2,391.623					
9	Low Density - 100% houses (25 units)	25	£2.84	£3.13	£2.84	£2.54	£2.24	£1.93	£1.78	£1.62	0.50	£5.69	£6.27	£5.68	£5.09	£4.48	£3.87	£3.55	£3.24	£5.69	£6.27	£5.68	£5.09	£4.48	£3.87	£3.55	£3.24	£2,391.623					
10	Medium Density - 100% flats (25 units)	25	£1.14	£0.92	£0.78	£0.65	£0.51	£0.37	£0.30	£0.23	0.20	£5.69	£4.61	£3.92	£3.23	£2.53	£1.83	£1.48	£1.13	£5.69	£4.61	£3.92	£3.23	£2.53	£1.83	£1.48	£1.13	£2,391.623					
11	Low Density - 100% houses (10 units)	10	£1.14	£1.37	£1.25	£1.13	£1.02	£0.90	£0.84	£0.78	0.20	£5.69	£6.84	£6.26	£5.67	£5.08	£4.48	£4.18	£3.88	£5.69	£6.84	£6.26	£5.67	£5.08	£4.48	£4.18	£3.88	£2,391.623					
12	Medium Density - 100% flats (10 units)	10	£0.57	£0.50	£0.51	£0.52	£0.53	£0.54	£0.54	£0.55	0.10	£5.69	£5.01	£5.11	£5.20	£5.29	£5.38	£5.43	£5.48	£5.69	£5.01	£5.11	£5.20	£5.29	£5.38	£5.43	£5.48	£2,391.623					
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.57	£0.65	£0.60	£0.55	£0.50	£0.44	£0.42	£0.39	0.10	£5.69	£6.53	£6.01	£5.49	£4.96	£4.43	£4.16	£3.89	£5.69	£6.53	£6.01	£5.49	£4.96	£4.43	£4.16	£3.89	£2,391.623					
14	Small flatted (no AH) - flats - 0.05 hectare (5 units)	5	£0.28	£0.25	£0.21	£0.17	£0.14	£0.10	£0.08	£0.06	0.05	£5.69	£4.95	£4.22	£3.48	£2.75	£2.01	£1.65	£1.28	£5.69	£4.95	£4.22	£3.48	£2.75	£2.01	£1.65	£1.28	£2,391.623					
15	Student housing scheme (studios) - 325 units	-	£5.69	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39	1.00	£5.69	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39	£5.69	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39	£2,391.623					
16	Student housing scheme (4 bed clusters) - 200 flats	-	£5.69	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95	1.00	£5.69	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95	£5.69	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95	£2,391.623					
17	Extra Care C3 scheme - 100% flats (60 units)	60	£3.41	-£0.45	-£0.63	-£0.81	-£0.98	-£1.16	-£1.25	-£1.34	0.60	£5.69	-£0.75	-£1.05	-£1.34	-£1.64	-£1.93	-£2.08	-£2.23	£5.69	-£0.75	-£1.05	-£1.34	-£1.64	-£1.93	-£2.08	-£2.23	£2,391.623					
BLV: INNER OFFICES										Residual land values (£m)										Residual land values (£m per hectare)													
Description		No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area (£m)	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH							
1	High Density flats 6+ storeys (200 units)	200	£6.93	-£4.96	-£5.78	-£6.61	-£7.44	-£8.26	-£8.68	-£9.09	1.00	£6.93	-£4.96	-£5.78	-£6.61	-£7.44	-£8.26	-£8.68	-£9.09	£6.93	-£4.96	-£5.78	-£6.61	-£7.44	-£8.26	-£8.68	-£9.09						
2	High Density flats 5 storeys (200 units)	200	£6.93	£2.58	£1.76	£0.94	£0.12	-£0.72	-£1.14	-£1.57	1.00	£6.93	£2.58	£1.76	£0.94	£0.12	-£0.72	-£1.14	-£1.57	£6.93	£2.58	£1.76	£0.94	£0.12	-£0.72	-£1.14	-£1.57						
3	High Density flats 6+ storeys MU (200 units)	200	£6.93	-£4.40	-£5.23	-£6.06	-£6.88	-£7.71	-£8.12	-£8.54	1.00	£6.93	-£4.40	-£5.23	-£6.06	-£6.88	-£7.71	-£8.12	-£8.54	£6.93	-£4.40	-£5.23	-£6.06	-£6.88	-£7.71	-£8.12	-£8.54						
4	High Density flats 5 storeys MU (200 units)	100	£6.93	£1.83	£1.43	£1.02	£0.61	£0.19	-£0.02	-£0.23	1.00	£6.93	£1.83	£1.43	£1.02	£0.61	£0.19	-£0.02	-£0.23	£6.93	£1.83	£1.43	£1.02	£0.61	£0.19	-£0.02	-£0.23						
5	Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£4.73	£4.10	£3.48	£2.85	£2.21	£1.89	£1.57	1.00	£6.93	£4.73	£4.10	£3.48	£2.85	£2.21	£1.89	£1.57	£6.93	£4.73	£4.10	£3.48	£2.85	£2.21	£1.89	£1,517.157						
6	Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£5.40	£4.80	£4.20	£3.60	£3.00	£2.70	£2.39	1.00	£6.93	£5.40	£4.80	£4.20	£3.60	£3.00	£2.70	£2.39	£6.93	£5.40	£4.80	£4.20	£3.60	£3.00	£2.70	£2,391.623						
7	Low Density - 100% houses (100 units)	100	£13.85	£12.05	£10.99	£9.92	£8.86	£7.78	£7.24	£6.70	2.00	£6.93	£6.03	£5.49	£4.96	£4.43	£3.89	£3.62	£3.35	£6.93	£6.03	£5.49	£4.96	£4.43	£3.89	£3.62	£3.35	£2,391.623					
8	Low Density - 100% houses (50 units)	50	£6.93	£6.19	£5.65	£5.11	£4.56	£4.02	£3.74	£3.47	1.00	£6.93	£6.19	£5.65	£5.11	£4.56	£4.02	£3.74	£3.47	£6.93	£6.19	£5.65	£5.11	£4.56	£4.02	£3.74	£3.47	£2,391.623					
9	Low Density - 100% houses (25 units)	25	£3.46	£3.13	£2.84	£2.54	£2.24	£1.93	£1.78	£1.62	0.50	£6.93	£6.27	£5.68	£5.09	£4.48	£3.87	£3.55	£3.24	£6.93	£6.27	£5.68	£5.09	£4.48	£3.87	£3.55	£3.24	£2,391.623					
10	Medium Density - 100% flats (25 units)	25	£1.39	£0.92	£0.78	£0.65	£0.51	£0.37	£0.30	£0.23	0.20	£6.93	£4.61	£3.92	£3.23	£2.53	£1.83	£1.48	£1.13	£6.93	£4.61	£3.92	£3.23	£2.53	£1.83	£1.48	£1.13	£2,391.623					
11	Low Density - 100% houses (10 units)	10	£1.39	£1.37	£1.25	£1.13	£1.02	£0.90	£0.84	£0.78	0.20	£6.93	£6.84	£6.26	£5.67	£5.08	£4.48	£4.18	£3.88	£6.93	£6.84	£6.26	£5.67	£5.08	£4.48	£4.18	£3.88	£2,391.623					
12	Medium Density - 100% flats (10 units)	10	£0.69	£0.50	£0.51	£0.52	£0.53	£0.54	£0.54	£0.55	0.10	£6.93	£5.01	£5.11	£5.20	£5.29	£5.38	£5.43	£5.48	£6.93	£5.01	£5.11											

Table 6.3.8: Appraisal results – 75% social rent, 25% Shared Ownership – sales values of £4,954 per square metre

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT										Sales value £4,954 psm		AH tenure		75% rent		25% SO		0% FH		First Homes discount:		50%		BLVs		BLV per ha							
BLV: EXISTING RESIDENTIAL LAND										Residual land values (£m)										Residual land values (£m per hectare)										Existing residential		£5,944,350	
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area (£m)	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Existing residential	£5,944,350						
1 High Density flats 6+ storeys (200 units)	200	£5.94	-£3.42	-£4.26	-£5.11	-£5.95	-£6.79	-£7.22	-£7.64	1.00	£5.94	-£3.42	-£4.26	-£5.11	-£5.95	-£6.79	-£7.22	-£7.64	£5.94	-£3.42	-£4.26	-£5.11	-£5.95	-£6.79	-£7.22	-£7.64	Inner Offices	£6,925,136					
2 High Density flats 5 storeys (200 units)	200	£5.94	£4.30	£3.44	£2.59	£1.72	£0.85	£0.41	-£0.03	1.00	£5.94	£4.30	£3.44	£2.59	£1.72	£0.85	£0.41	-£0.03	£5.94	£4.30	£3.44	£2.59	£1.72	£0.85	£0.41	-£0.03	Inner Retail	£6,216,721					
3 High Density flats 6+ storeys MU (200 units)	200	£5.94	-£2.87	-£3.71	-£4.55	-£5.40	-£6.24	-£6.66	-£7.08	1.00	£5.94	-£2.87	-£3.71	-£4.55	-£5.40	-£6.24	-£6.66	-£7.08	£5.94	-£2.87	-£3.71	-£4.55	-£5.40	-£6.24	-£6.66	-£7.08	Industrial	£2,789,323					
4 High Density flats 5 storeys MU (200 units)	100	£5.94	£2.69	£2.26	£1.83	£1.40	£0.97	£0.75	£0.53	1.00	£5.94	£2.69	£2.26	£1.83	£1.40	£0.97	£0.75	£0.53	£5.94	£2.69	£2.26	£1.83	£1.40	£0.97	£0.75	£0.53	Outer Retail	£1,422,276					
5 Medium Density - 75% flats, 25% houses (100 units)	100	£5.94	£5.87	£5.21	£4.55	£3.89	£3.22	£2.88	£2.55	1.00	£5.94	£5.87	£5.21	£4.55	£3.89	£3.22	£2.88	£2.55	£5.94	£5.87	£5.21	£4.55	£3.89	£3.22	£2.88	£2.55	Cleared or undeveloped land	£500,000					
6 Medium Density - 50% flats, 50% houses (75 units)	75	£5.94	£6.35	£5.73	£5.11	£4.48	£3.85	£3.54	£3.23	1.00	£5.94	£6.35	£5.73	£5.11	£4.48	£3.85	£3.54	£3.23	£5.94	£6.35	£5.73	£5.11	£4.48	£3.85	£3.54	£3.23							
7 Low Density - 100% houses (100 units)	100	£11.89	£13.59	£12.48	£11.36	£10.24	£9.12	£8.56	£7.99	2.00	£5.94	£6.80	£6.24	£5.68	£5.12	£4.56	£4.28	£4.00	£5.94	£6.80	£6.24	£5.68	£5.12	£4.56	£4.28	£4.00							
8 Low Density - 100% houses (50 units)	50	£5.94	£6.98	£6.42	£5.85	£5.28	£4.71	£4.42	£4.13	1.00	£5.94	£6.98	£6.42	£5.85	£5.28	£4.71	£4.42	£4.13	£5.94	£6.98	£6.42	£5.85	£5.28	£4.71	£4.42	£4.13							
9 Low Density - 100% houses (25 units)	25	£2.97	£3.53	£3.20	£2.86	£2.52	£2.17	£1.99	£1.82	0.50	£5.94	£7.06	£6.39	£5.72	£5.04	£4.34	£3.99	£3.63	£5.94	£7.06	£6.39	£5.72	£5.04	£4.34	£3.99	£3.63							
10 Medium Density - 100% flats (25 units)	25	£1.19	£1.20	£1.06	£0.91	£0.76	£0.62	£0.54	£0.47	0.20	£5.94	£6.01	£5.29	£4.55	£3.82	£3.08	£2.70	£2.33	£5.94	£6.01	£5.29	£4.55	£3.82	£3.08	£2.70	£2.33							
11 Low Density - 100% houses (10 units)	10	£1.19	£1.54	£1.42	£1.29	£1.17	£1.04	£0.98	£0.92	0.20	£5.94	£7.70	£7.09	£6.46	£5.84	£5.21	£4.90	£4.58	£5.94	£7.70	£7.09	£6.46	£5.84	£5.21	£4.90	£4.58							
12 Medium Density - 100% flats (10 units)	10	£0.59	£0.62	£0.63	£0.63	£0.64	£0.65	£0.66	£0.66	0.10	£5.94	£6.16	£6.25	£6.35	£6.44	£6.53	£6.58	£6.62	£5.94	£6.16	£6.25	£6.35	£6.44	£6.53	£6.58	£6.62							
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.59	£0.74	£0.69	£0.63	£0.58	£0.52	£0.49	£0.46	0.10	£5.94	£7.43	£6.88	£6.32	£5.76	£5.20	£4.92	£4.63	£5.94	£7.43	£6.88	£6.32	£5.76	£5.20	£4.92	£4.63							
14 Small flatted (no AH) - flats - 0.05 hectare (5 units)	5	£0.30	£0.31	£0.27	£0.23	£0.19	£0.16	£0.14	£0.12	0.05	£5.94	£6.11	£5.36	£4.61	£3.86	£3.11	£2.73	£2.36	£5.94	£6.11	£5.36	£4.61	£3.86	£3.11	£2.73	£2.36							
15 Student housing scheme (studios) - 325 units	-	£5.94	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39	1.00	£5.94	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39	£5.94	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39							
16 Student housing scheme (4 bed clusters) - 200 flats	-	£5.94	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95	1.00	£5.94	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95	£5.94	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95							
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.57	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03	0.60	£5.94	-£0.21	-£0.52	-£0.82	-£1.12	-£1.42	-£1.57	-£1.72	£5.94	-£0.21	-£0.52	-£0.82	-£1.12	-£1.42	-£1.57	-£1.72							
BLV: INNER OFFICES										Residual land values (£m)										Residual land values (£m per hectare)										Existing residential		£5,944,350	
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area (£m)	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Existing residential							
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£3.42	-£4.26	-£5.11	-£5.95	-£6.79	-£7.22	-£7.64	1.00	£6.93	-£3.42	-£4.26	-£5.11	-£5.95	-£6.79	-£7.22	-£7.64	£6.93	-£3.42	-£4.26	-£5.11	-£5.95	-£6.79	-£7.22	-£7.64	Inner Offices						
2 High Density flats 5 storeys (200 units)	200	£6.93	£4.30	£3.44	£2.59	£1.72	£0.85	£0.41	-£0.03	1.00	£6.93	£4.30	£3.44	£2.59	£1.72	£0.85	£0.41	-£0.03	£6.93	£4.30	£3.44	£2.59	£1.72	£0.85	£0.41	-£0.03	Inner Retail						
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£2.87	-£3.71	-£4.55	-£5.40	-£6.24	-£6.66	-£7.08	1.00	£6.93	-£2.87	-£3.71	-£4.55	-£5.40	-£6.24	-£6.66	-£7.08	£6.93	-£2.87	-£3.71	-£4.55	-£5.40	-£6.24	-£6.66	-£7.08	Industrial						
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£2.69	£2.26	£1.83	£1.40	£0.97	£0.75	£0.53	1.00	£6.93	£2.69	£2.26	£1.83	£1.40	£0.97	£0.75	£0.53	£6.93	£2.69	£2.26	£1.83	£1.40	£0.97	£0.75	£0.53	Outer Retail						
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£5.87	£5.21	£4.55	£3.89	£3.22	£2.88	£2.55	1.00	£6.93	£5.87	£5.21	£4.55	£3.89	£3.22	£2.88	£2.55	£6.93	£5.87	£5.21	£4.55	£3.89	£3.22	£2.88	£2.55	Cleared or undeveloped land						
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£6.35	£5.73	£5.11	£4.48	£3.85	£3.54	£3.23	1.00	£6.93	£6.35	£5.73	£5.11	£4.48	£3.85	£3.54	£3.23	£6.93	£6.35	£5.73	£5.11	£4.48	£3.85	£3.54	£3.23							
7 Low Density - 100% houses (100 units)	100	£13.85	£13.59	£12.48	£11.36	£10.24	£9.12	£8.56	£7.99	2.00	£6.93	£6.80	£6.24	£5.68	£5.12	£4.56	£4.28	£4.00	£6.93	£6.80	£6.24	£5.68	£5.12	£4.56	£4.28	£4.00							
8 Low Density - 100% houses (50 units)	50	£6.93	£6.98	£6.42	£5.85	£5.28	£4.71	£4.42	£4.13	1.00	£6.93	£6.98	£6.42	£5.85	£5.28	£4.71	£4.42	£4.13	£6.93	£6.98	£6.42	£5.85	£5.28	£4.71	£4.42	£4.13							
9 Low Density - 100% houses (25 units)	25	£3.46	£3.53	£3.20	£2.86	£2.52	£2.17	£1.99	£1.82	0.50	£6.93	£7.06	£6.39	£5.72	£5.04	£4.34	£3.99	£3.63	£6.93	£7.06	£6.39	£5.72	£5.04	£4.34	£3.99	£3.63							
10 Medium Density - 100% flats (25 units)	25	£1.39	£1.20	£1.06	£0.91	£0.76	£0.62	£0.54	£0.47	0.20	£6.93	£6.01	£5.29	£4.55	£3.82	£3.08	£2.70	£2.33	£6.93	£6.01	£5.29	£4.55	£3.82	£3.08	£2.70	£2.33							
11 Low Density - 100% houses (10 units)	10	£1.39	£1.54	£1.42	£1.29	£1.17	£1.04	£0.98	£0.92	0.20	£6.93	£7.70	£7.09	£6.46	£5.84	£5.21	£4.90	£4.58	£6.93	£7.70	£7.09	£6.46	£5.84	£5.21	£4.90	£4.58							
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.62	£0.63	£0.63	£0.64	£0.65	£0.66	£0.66	0.10	£6.93	£6.16	£6.25	£6.35	£6.44	£6.53	£6.58	£6.62	£6.93	£6.16	£6.25	£6.35	£6.44	£6.53	£6.58	£6.62							
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.74	£0.69	£0.63	£0.58	£0.52	£0.49	£0.46	0.10	£6.93</																						

Table 6.3.9: Appraisal results – 75% social rent, 25% Shared Ownership – sales values of £5,168 per square metre

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT										Sales value £5,168 psf		AH tenure		75% rent		25% SO		0% FH		First Homes discount:		50%		BLVs		BLV per ha							
BLV: EXISTING RESIDENTIAL LAND										Residual land values (£m)										Residual land values (£m per hectare)										Existing residential		£6,201,600	
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area (£m)	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Inner Offices	£6,925,136						
1 High Density flats 6+ storeys (200 units)	200	£6.20	-£1.88	-£2.74	-£3.60	-£4.46	-£5.32	-£5.75	-£6.18	1.00	£6.20	-£1.88	-£2.74	-£3.60	-£4.46	-£5.32	-£5.75	-£6.18	£6.20	-£1.88	-£2.74	-£3.60	-£4.46	-£5.32	-£5.75	-£6.18	Inner Retail	£6,218,721					
2 High Density flats 5 storeys (200 units)	200	£6.20	£6.01	£5.11	£4.21	£3.31	£2.40	£1.95	£1.49	1.00	£6.20	£6.01	£5.11	£4.21	£3.31	£2.40	£1.95	£1.49	£6.20	£6.01	£5.11	£4.21	£3.31	£2.40	£1.95	£1.49	Industrial	£2,789,323					
3 High Density flats 6+ storeys MU (200 units)	200	£6.20	-£1.33	-£2.19	-£3.05	-£3.91	-£4.77	-£5.20	-£5.63	1.00	£6.20	-£1.33	-£2.19	-£3.05	-£3.91	-£4.77	-£5.20	-£5.63	£6.20	-£1.33	-£2.19	-£3.05	-£3.91	-£4.77	-£5.20	-£5.63	Outer Retail	£1,422,276					
4 High Density flats 5 storeys MU (200 units)	100	£6.20	£3.54	£3.10	£2.65	£2.19	£1.74	£1.51	£1.28	1.00	£6.20	£3.54	£3.10	£2.65	£2.19	£1.74	£1.51	£1.28	£6.20	£3.54	£3.10	£2.65	£2.19	£1.74	£1.51	£1.28	Cleared or undeveloped land	£500,000					
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.20	£7.01	£6.32	£5.62	£4.93	£4.22	£3.87	£3.52	1.00	£6.20	£7.01	£6.32	£5.62	£4.93	£4.22	£3.87	£3.52	£6.20	£7.01	£6.32	£5.62	£4.93	£4.22	£3.87	£3.52							
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.20	£7.31	£6.67	£6.02	£5.37	£4.71	£4.39	£4.06	1.00	£6.20	£7.31	£6.67	£6.02	£5.37	£4.71	£4.39	£4.06	£6.20	£7.31	£6.67	£6.02	£5.37	£4.71	£4.39	£4.06							
7 Low Density - 100% houses (100 units)	100	£12.40	£15.13	£13.96	£12.80	£11.63	£10.46	£9.87	£9.28	2.00	£6.20	£7.56	£6.96	£6.40	£5.81	£5.23	£4.94	£4.64	£6.20	£7.56	£6.96	£6.40	£5.81	£5.23	£4.94	£4.64							
8 Low Density - 100% houses (50 units)	50	£6.20	£7.77	£7.18	£6.59	£5.99	£5.40	£5.10	£4.80	1.00	£6.20	£7.77	£7.18	£6.59	£5.99	£5.40	£5.10	£4.80	£6.20	£7.77	£7.18	£6.59	£5.99	£5.40	£5.10	£4.80							
9 Low Density - 100% houses (25 units)	25	£3.10	£3.92	£3.55	£3.18	£2.79	£2.41	£2.21	£2.01	0.50	£6.20	£7.85	£7.11	£6.35	£5.59	£4.81	£4.42	£4.03	£6.20	£7.85	£7.11	£6.35	£5.59	£4.81	£4.42	£4.03							
10 Medium Density - 100% flats (25 units)	25	£1.24	£1.48	£1.33	£1.18	£1.02	£0.86	£0.79	£0.71	0.20	£6.20	£7.42	£6.65	£5.88	£5.10	£4.32	£3.93	£3.53	£6.20	£7.42	£6.65	£5.88	£5.10	£4.32	£3.93	£3.53							
11 Low Density - 100% houses (10 units)	10	£1.24	£1.71	£1.58	£1.45	£1.32	£1.19	£1.12	£1.06	0.20	£6.20	£8.57	£7.92	£7.26	£6.61	£5.95	£5.62	£5.28	£6.20	£8.57	£7.92	£7.26	£6.61	£5.95	£5.62	£5.28							
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.73	£0.74	£0.75	£0.76	£0.77	£0.77	£0.78	0.10	£6.20	£7.31	£7.40	£7.49	£7.59	£7.68	£7.72	£7.77	£6.20	£7.31	£7.40	£7.49	£7.59	£7.68	£7.72	£7.77							
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.83	£0.77	£0.72	£0.66	£0.60	£0.57	£0.54	0.10	£6.20	£8.33	£7.74	£7.16	£6.56	£5.97	£5.67	£5.37	£6.20	£8.33	£7.74	£7.16	£6.56	£5.97	£5.67	£5.37							
14 Small flatted (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.36	£0.33	£0.29	£0.25	£0.21	£0.19	£0.17	0.05	£6.20	£7.28	£6.51	£5.74	£4.97	£4.20	£3.82	£3.43	£6.20	£7.28	£6.51	£5.74	£4.97	£4.20	£3.82	£3.43							
15 Student housing scheme (studios) - 325 units	-	£6.20	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39	1.00	£6.20	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39	£6.20	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39							
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.20	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95	1.00	£6.20	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95	£6.20	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95							
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.72	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73	0.60	£6.20	£0.32	£0.02	-£0.29	-£0.60	-£0.91	-£1.06	-£1.21	£6.20	£0.32	£0.02	-£0.29	-£0.60	-£0.91	-£1.06	-£1.21							
BLV: INNER OFFICES										Residual land values (£m per hectare)																							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	Site area (£m)	BLV per ha (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH								
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£1.88	-£2.74	-£3.60	-£4.46	-£5.32	-£5.75	-£6.18	1.00	£6.93	-£1.88	-£2.74	-£3.60	-£4.46	-£5.32	-£5.75	-£6.18	£6.93	-£1.88	-£2.74	-£3.60	-£4.46	-£5.32	-£5.75	-£6.18							
2 High Density flats 5 storeys (200 units)	200	£6.93	£6.01	£5.11	£4.21	£3.31	£2.40	£1.95	£1.49	1.00	£6.93	£6.01	£5.11	£4.21	£3.31	£2.40	£1.95	£1.49	£6.93	£6.01	£5.11	£4.21	£3.31	£2.40	£1.95	£1.49							
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£1.33	-£2.19	-£3.05	-£3.91	-£4.77	-£5.20	-£5.63	1.00	£6.93	-£1.33	-£2.19	-£3.05	-£3.91	-£4.77	-£5.20	-£5.63	£6.93	-£1.33	-£2.19	-£3.05	-£3.91	-£4.77	-£5.20	-£5.63							
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£3.54	£3.10	£2.65	£2.19	£1.74	£1.51	£1.28	1.00	£6.93	£3.54	£3.10	£2.65	£2.19	£1.74	£1.51	£1.28	£6.93	£3.54	£3.10	£2.65	£2.19	£1.74	£1.51	£1.28							
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£7.01	£6.32	£5.62	£4.93	£4.22	£3.87	£3.52	1.00	£6.93	£7.01	£6.32	£5.62	£4.93	£4.22	£3.87	£3.52	£6.93	£7.01	£6.32	£5.62	£4.93	£4.22	£3.87	£3.52							
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£7.31	£6.67	£6.02	£5.37	£4.71	£4.39	£4.06	1.00	£6.93	£7.31	£6.67	£6.02	£5.37	£4.71	£4.39	£4.06	£6.93	£7.31	£6.67	£6.02	£5.37	£4.71	£4.39	£4.06							
7 Low Density - 100% houses (100 units)	100	£13.85	£15.13	£13.96	£12.80	£11.63	£10.46	£9.87	£9.28	2.00	£6.93	£7.56	£6.96	£6.40	£5.81	£5.23	£4.94	£4.64	£6.93	£7.56	£6.96	£6.40	£5.81	£5.23	£4.94	£4.64							
8 Low Density - 100% houses (50 units)	50	£6.93	£7.77	£7.18	£6.59	£5.99	£5.40	£5.10	£4.80	1.00	£6.93	£7.77	£7.18	£6.59	£5.99	£5.40	£5.10	£4.80	£6.93	£7.77	£7.18	£6.59	£5.99	£5.40	£5.10	£4.80							
9 Low Density - 100% houses (25 units)	25	£3.46	£3.92	£3.55	£3.18	£2.79	£2.41	£2.21	£2.01	0.50	£6.93	£7.85	£7.11	£6.35	£5.59	£4.81	£4.42	£4.03	£6.93	£7.85	£7.11	£6.35	£5.59	£4.81	£4.42	£4.03							
10 Medium Density - 100% flats (25 units)	25	£1.39	£1.48	£1.33	£1.18	£1.02	£0.86	£0.79	£0.71	0.20	£6.93	£7.42	£6.65	£5.88	£5.10	£4.32	£3.93	£3.53	£6.93	£7.42	£6.65	£5.88	£5.10	£4.32	£3.93	£3.53							
11 Low Density - 100% houses (10 units)	10	£1.39	£1.71	£1.58	£1.45	£1.32	£1.19	£1.12	£1.06	0.20	£6.93	£8.57	£7.92	£7.26	£6.61	£5.95	£5.62	£5.28	£6.93	£8.57	£7.92	£7.26	£6.61	£5.95	£5.62	£5.28							
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.73	£0.74	£0.75	£0.76	£0.77	£0.77	£0.78	0.10	£6.93	£7.31	£7.40	£7.49	£7.59	£7.68	£7.72	£7.77	£6.93	£7.31	£7.40	£7.49	£7.59	£7.68	£7.72	£7.77							
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.83	£0.77	£0.72	£0.66	£0.60	£0.57	£0.54	0.10	£6.93	£8.33	£7.74	£7.16	£6.56	£5.97																	

The second option is to maximise delivery of affordable housing by setting average percentages that are achievable across a range of likely development scenarios within each area in comparison to a reduced target tailored to the 'least viable' sites.

Impact of First Homes discount

- 6.9 On 24 May 2021, the Government published planning practice guidance on First Homes. This PPG defines First Homes as a form of discounted market sale housing which must be (a) discounted by a minimum of 30% below market value; (b) sold to eligible households (first time buyers in receipt of a gross household income not exceeding £80,000 per annum); and (c) not exceed a sale value of £250,000 on first sale. The initial discount on first sale is to be passed on to future purchasers through a restrictive covenant on the title.
- 6.10 The PPG indicates that 25% of all affordable housing delivered by a development should be in the form of First Homes. For the purposes of appraising the impact of First Homes, we have assumed that they will replace all of the shared ownership units, so the overall tenure mix equates to 75% social rent and 25% First Homes.
- 6.11 First Homes will generate slightly higher receipts for the Developer in comparison to shared ownership, as summarised in Table 6.11.1. Consequently, there is a marginal benefit to the Developer of providing First Homes in comparison to shared ownership. However, the additional income in comparison to shared ownership may be offset by additional costs that are added to the appraisal, resulting from the Developer having to market and dispose of the units to purchasers, rather than selling them all in a single transaction to a Registered Provider. These costs will cover marketing, sales agents and legal fees (typically up to 3.5% of GDV) and additional profit to address sales risk (12% instead of the 6% applied to traditional types of affordable housing delivered through a Registered Provider).
- 6.12 In addition, the sales will complete following practical completion, whereas RPs will typically pay for traditional forms of affordable housing over the construction period. In comparison to 'traditional' forms of affordable housing, First Homes are therefore less effective at reducing developers' finance costs.
- 6.13 First Homes may not be as affordable as shared ownership units for potential purchasers when sold at the minimum 30% discount and for this reason, the Council is unlikely to adopt First Homes. We have therefore tested a higher discount so that more households in housing need could, in principle, access this type of affordable housing. We have therefore re-run the appraisals summarised in tables 6.3.1 to 6.3.9 with First Homes in place of Shared Ownership, with 30%, 40% and 50% discounts and their impact on residual land values is summarised in figures 6.12.1 to 6.12.9.
- 6.14 As can be noted in these graphs, the impact of increasing the discount is relatively marginal in most cases and could potentially be absorbed by a modest reduction in land value. However, where this is not possible, there would potentially be an impact on the overall percentage of affordable housing that a scheme could deliver.
- 6.15 Where the impact of an increased First Homes discount cannot be passed back to the landowner (e.g. due to a high existing use value), we have quantified the overall reduction in affordable housing that would be required to result in a 'neutral' outcome in terms of residual land value. For example, Typology 2 in value band I (£5,100 per square metre) generates a residual land value of £1,696,143 with 40% affordable housing (75% social rent and 25% First Homes) assuming a 30% discount for First Home purchasers. If the discount is increased to 40%, the residual land value falls to £1,283,645. To mitigate this reduction, the affordable housing percentage would need to decrease from 40% to 36%.
- 6.16 A 50% discount would reduce the residual land value from £1,696,143 to £871,148, which would require a reduction in overall affordable housing from 40% to 33%.

Figure 6.12.1: Impact of increasing First Homes discount from 30% to 40% and 50% (sales value of £3,453 per square metre)

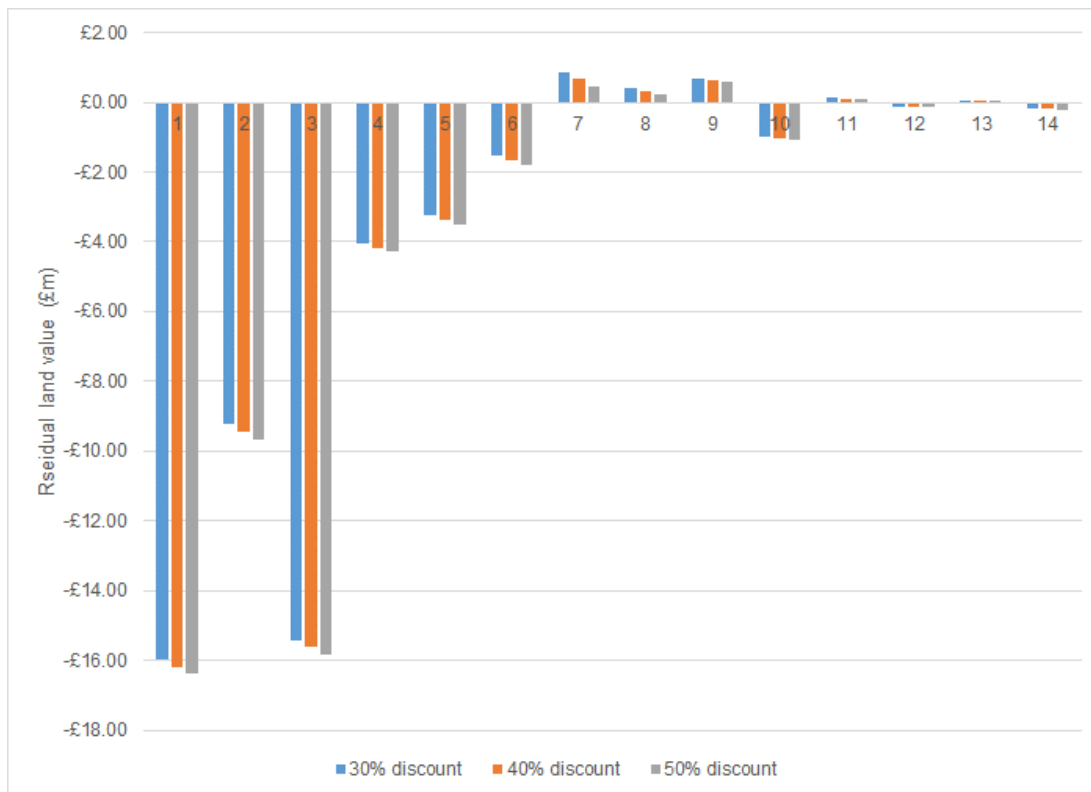


Figure 6.12.2: Impact of increasing First Homes discount from 30% to 40% and 50% (sales value of £3,667 per square metre)

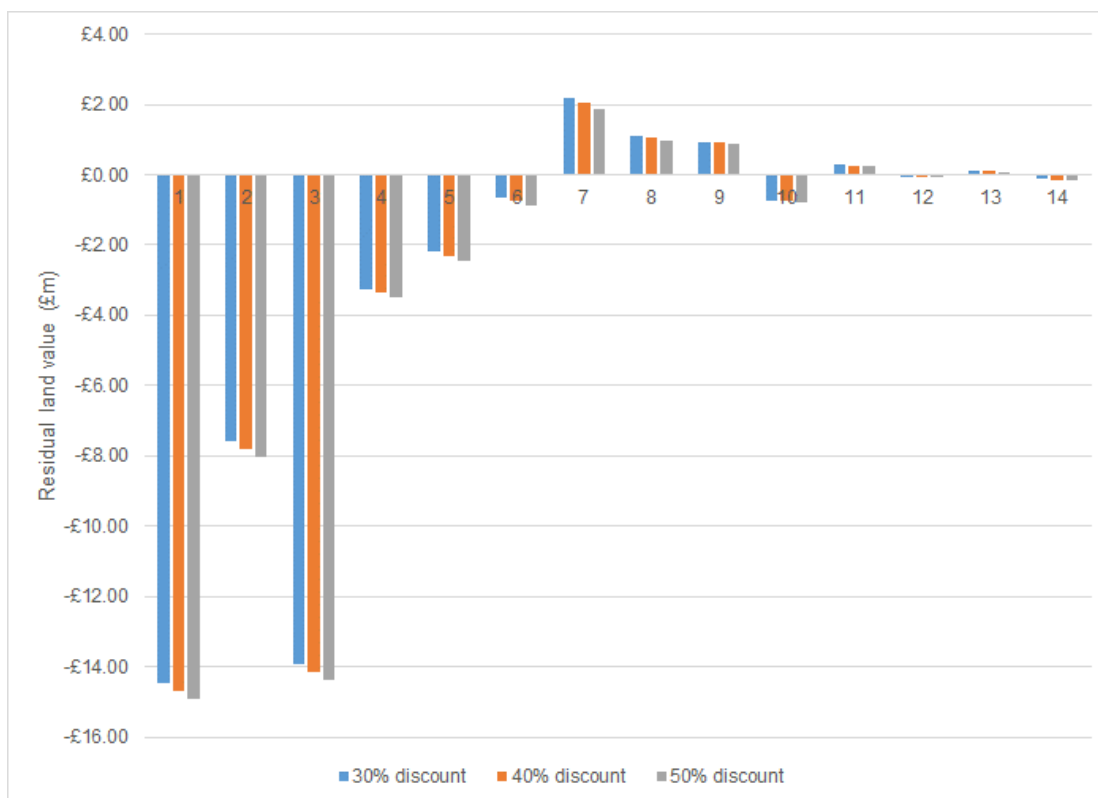


Figure 6.12.3: Impact of increasing First Homes discount from 30% to 40% and 50% (sales value of £3,882 per square metre)

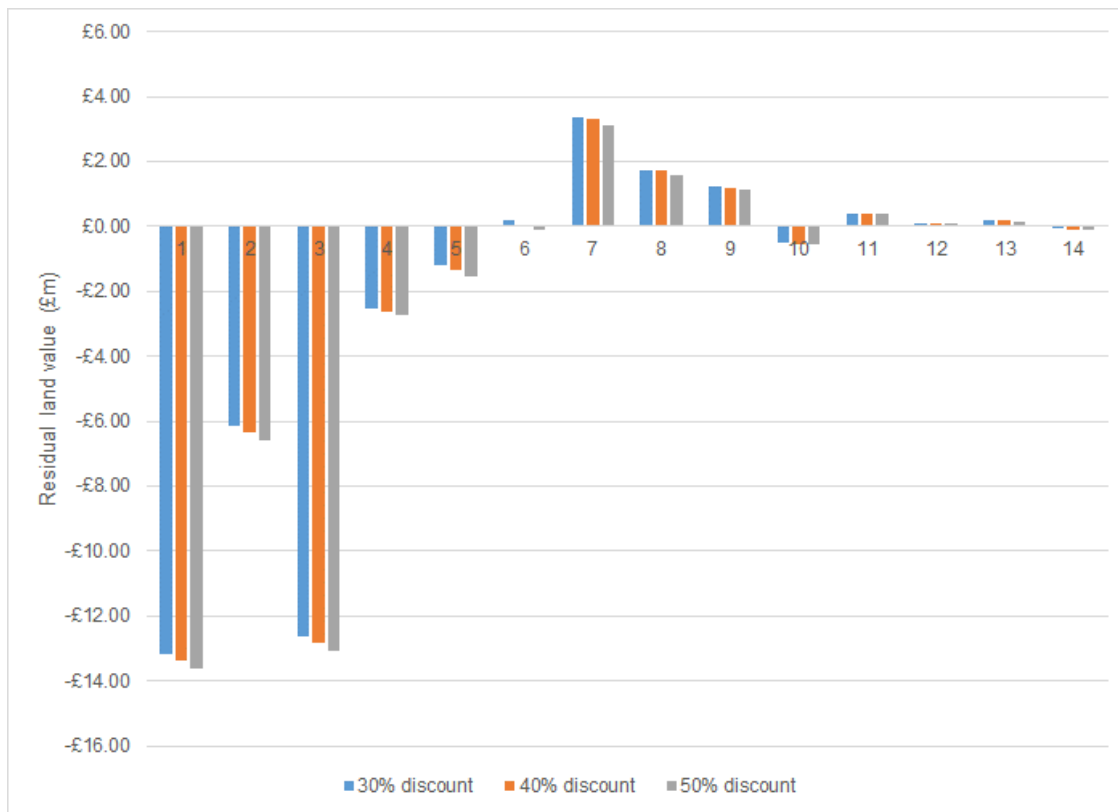


Figure 6.12.4: Impact of increasing First Homes discount from 30% to 40% and 50% (sales value of £4,096 per square metre)

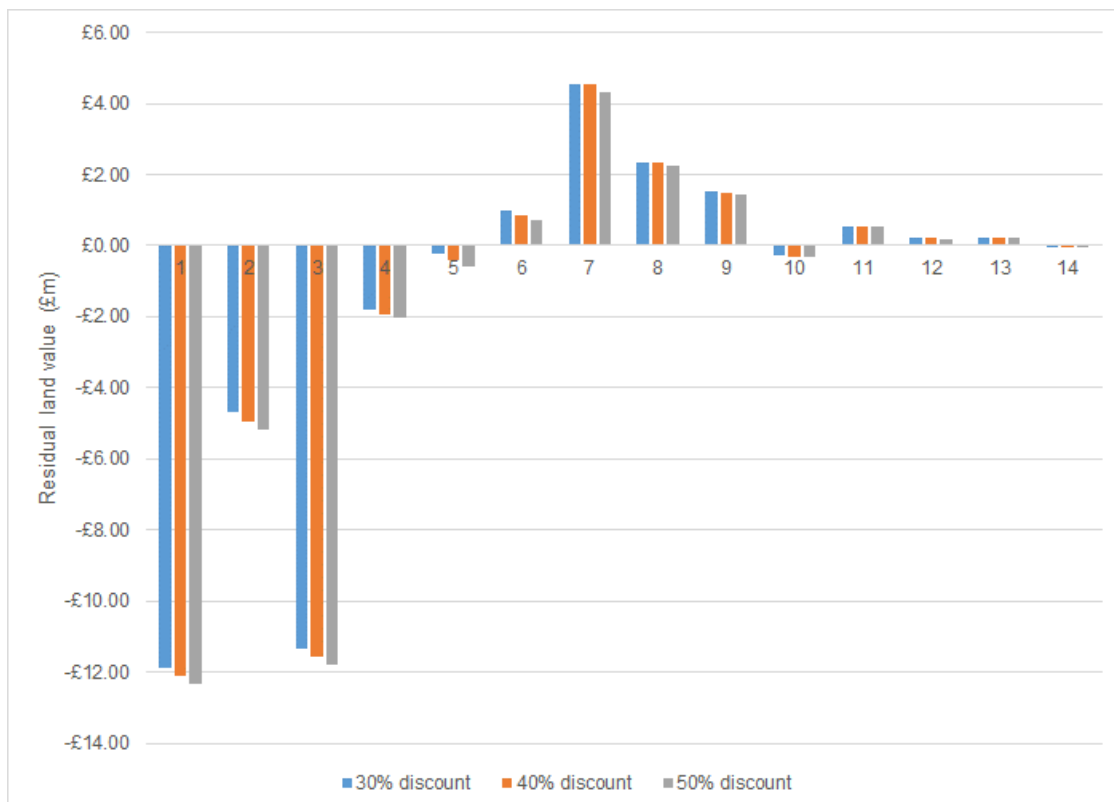


Figure 6.12.5: Impact of increasing First Homes discount from 30% to 40% and 50% (sales value of £4,311 per square metre)

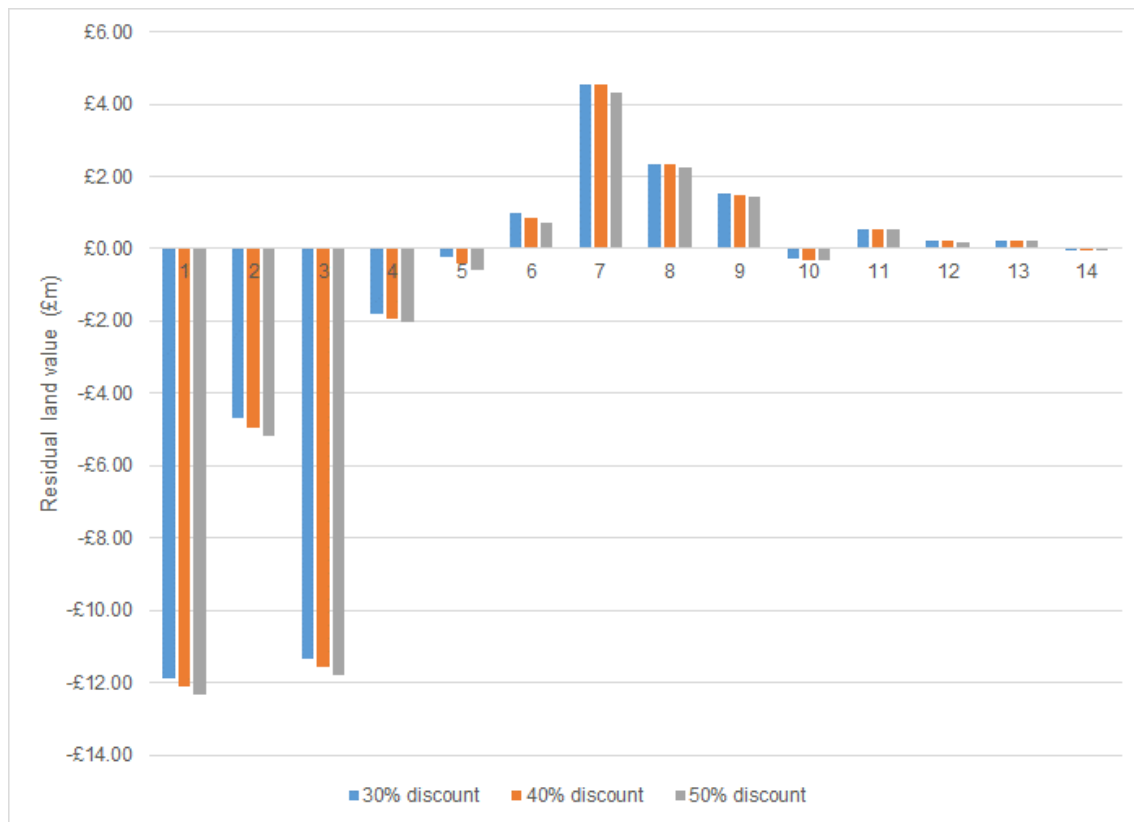


Figure 6.12.6: Impact of increasing First Homes discount from 30% to 40% and 50% (sales value of £4,525 per square metre)

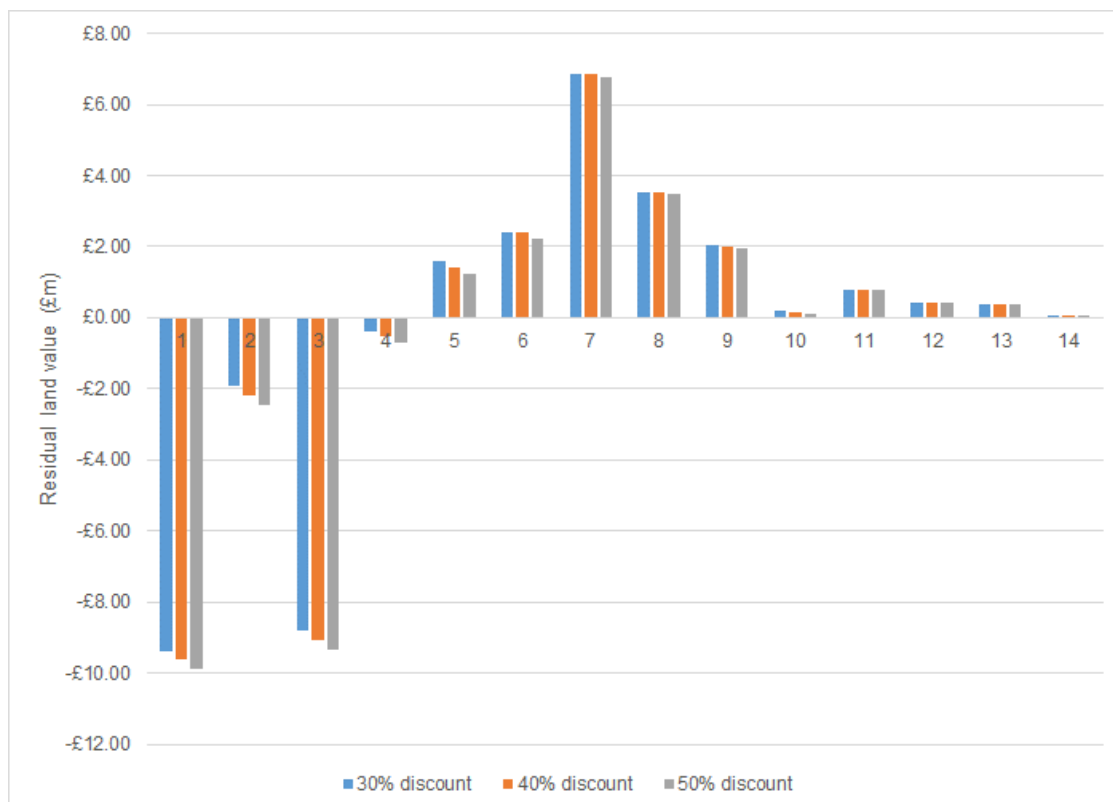


Figure 6.12.7: Impact of increasing First Homes discount from 30% to 40% and 50% (sales value of £4,739 per square metre)

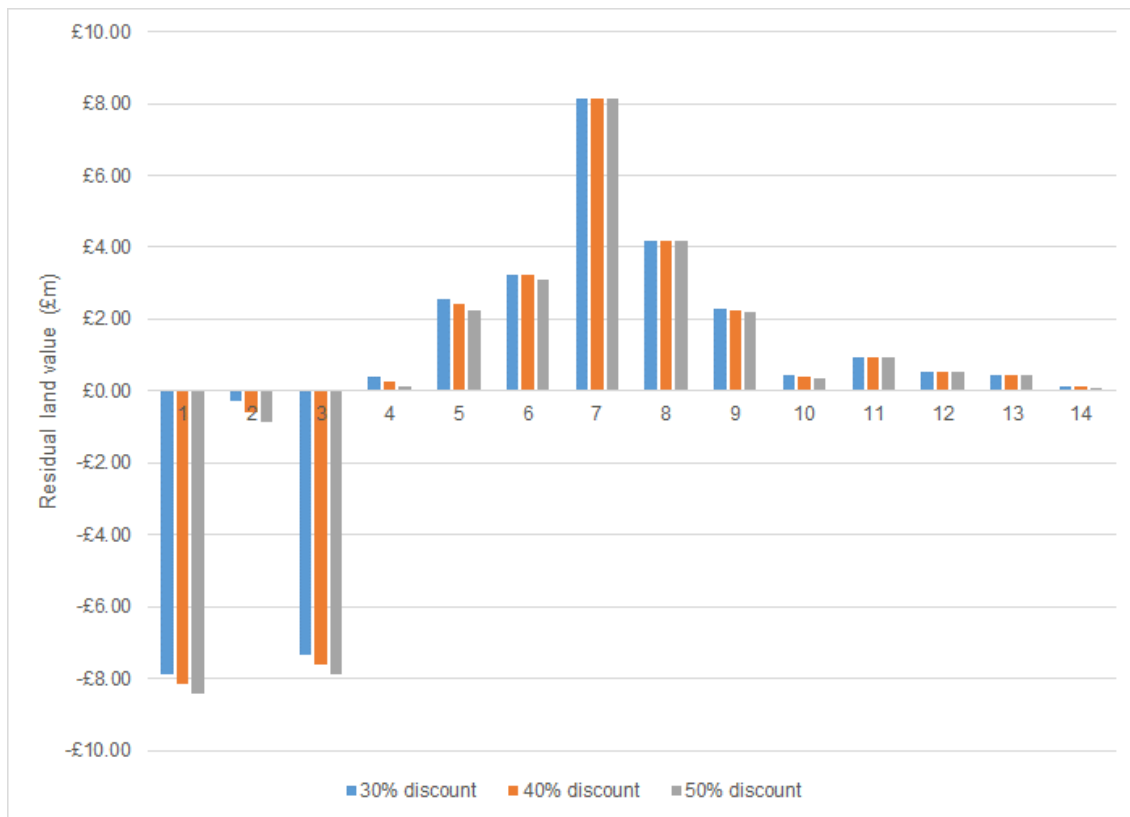


Figure 6.12.8: Impact of increasing First Homes discount from 30% to 40% and 50% (sales value of £4,954 per square metre)

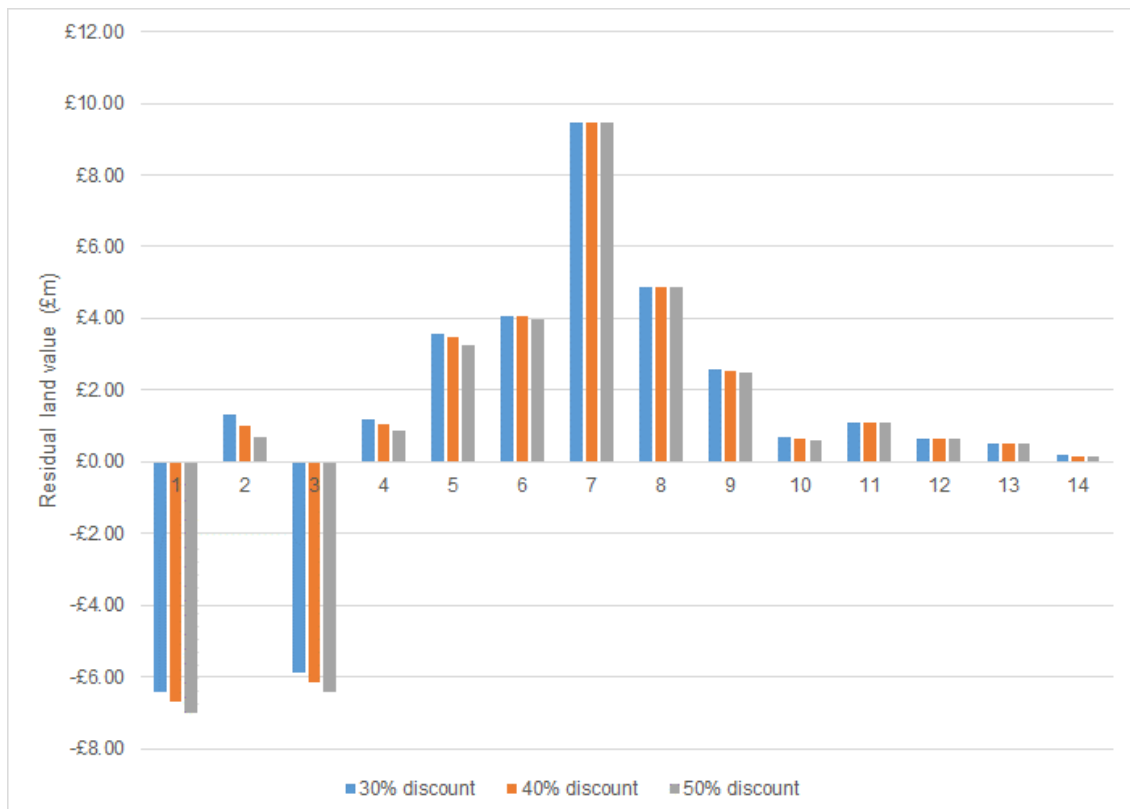
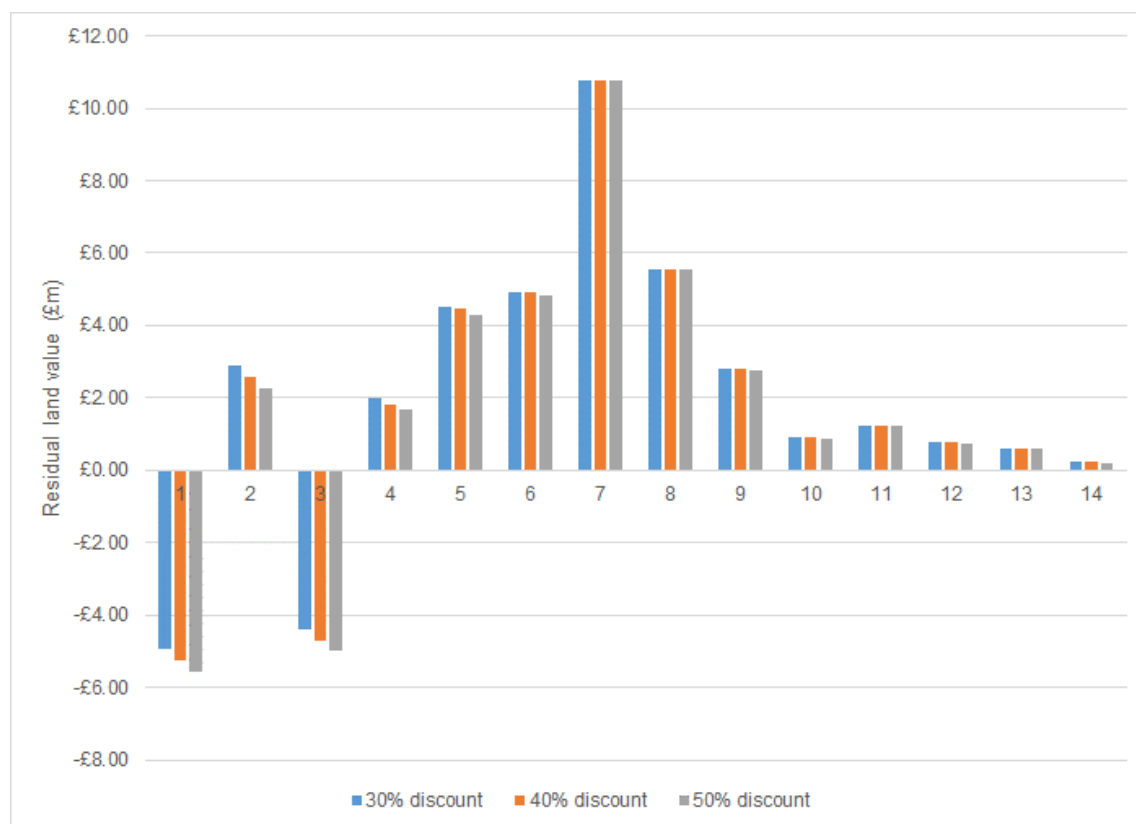


Figure 6.12.9: Impact of increasing First Homes discount from 30% to 40% and 50% (sales value of £5,168 per square metre)



- 6.17 There is, however, a clear downside associated with First Homes in terms of affordability. In most cases, purchasers would need to be in receipt of household incomes at the full £80,000 capped amount to keep the level of discount required within the discount of 30%. First Homes are therefore unlikely to be accessible to households on lower incomes and there would be a significant reduction in availability of housing to purchase within the shared ownership sector.

Student housing

- 6.18 The emerging plan incorporates a policy seeking an element of affordable housing from developments of student housing. The affordable student units are to be let at rents not exceeding 50% of the current maximum government maintenance loan available to students to cover living costs. This varies from time to time, but is currently £9,488 per annum. The maximum annual rent will therefore equate to £4,744, or £113 per week, assuming a 42 week tenancy.
- 6.19 Typologies 15 and 16 are student housing developments comprising ensuite clusters flats and studios respectively. Assuming all the units are let at market rents, the two student development typologies generate significant surpluses against all benchmark land values, as summarised in Table 6.19.1.

Table 6.19.1: Impact of affordable student housing requirement

BLV: EXISTING RESIDENTIAL LAND		Residual land values (£m)							
	Description	BLV (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
15	Student housing scheme (studios) - 325 units	£6.20	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16	Student housing scheme (4 bed clusters) - 200 flats	£6.20	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95

BLV: INNER OFFICES		Residual land values (£m)							
	Description	BLV (£ m)							
15	Student housing scheme (studios) - 325 units	£6.93	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16	Student housing scheme (4 bed clusters) - 200 flats	£6.93	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95

BLV: INNER RETAIL		Residual land values (£m)							
	Description	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
15	Student housing scheme (studios) - 325 units	£6.22	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16	Student housing scheme (4 bed clusters) - 200 flats	£6.22	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95

BLV: INDUSTRIAL		Residual land values (£m)							
	Description	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
15	Student housing scheme (studios) - 325 units	£2.79	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16	Student housing scheme (4 bed clusters) - 200 flats	£2.79	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95

BLV: OUTER RETAIL		Residual land values (£m)							
	Description	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
15	Student housing scheme (studios) - 325 units	£1.42	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16	Student housing scheme (4 bed clusters) - 200 flats	£1.42	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95

BLV: UNDEVELOPED/CLEARED/ GREENFIELD SITES		Residual land values (£m)							
	Description	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
15	Student housing scheme (studios) - 325 units	£0.50	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16	Student housing scheme (4 bed clusters) - 200 flats	£0.50	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95

- 6.20 As can be noted in the tables above, although residual land values fall significantly as a result of a requirement for affordable student housing, schemes remain viable with at least 35% provision in most cases, except when tested against the highest benchmark land values. A policy seeking at least 35% affordable student housing provision would be viable in most cases.

Housing for older people

- 6.21 Emerging Policy H8 requires that specialist housing schemes for older people should provide at least 10% of units as affordable. We have tested the ability of housing for older people to provide affordable housing. We have assumed that any affordable housing is provided as 75% social rent and 25% intermediate (but unlikely to be First Homes as older people are unlikely to be able to access mortgage finance).
- 6.22 Developments of specialist housing for older people (including extra care schemes) generally have less efficient net to gross ratios than general purpose housing. This is because they tend to accommodate extensive communal areas, providing care and other ancillary uses. Net to gross ratios of 70% are typical, in comparison to 85% for low rise general purpose flatted blocks.
- 6.23 In addition, specialist housing developments for older people tend to have longer sales periods, as purchasers prefer to view the flat they intend to buy which results in very little off-plan buying during construction. Sales and marketing budgets are typically higher as a result of the lengthier sales period.

6.24 The outputs of our appraisals are summarised in tables 6.24.1 to 6.24.9. These results indicate that the viability of housing for older people is currently challenging and schemes only generate positive residual land values at the higher end of the sales value range, with low affordable housing percentages. However, these residual land values are lower than the benchmark land values.

Table 6.24.1: Sales values of £3,453 per square metre

BLV	BLV (£ m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
Existing residential land	£2.49	-£2.29	-£2.45	-£2.61	-£2.77	-£2.92	-£3.00	-£3.08
Inner offices	£4.16	-£2.29	-£2.45	-£2.61	-£2.77	-£2.92	-£3.00	-£3.08
Inner retail	£3.73	-£2.29	-£2.45	-£2.61	-£2.77	-£2.92	-£3.00	-£3.08
Industrial	£1.67	-£2.29	-£2.45	-£2.61	-£2.77	-£2.92	-£3.00	-£3.08
Outer retail	£0.85	-£2.29	-£2.45	-£2.61	-£2.77	-£2.92	-£3.00	-£3.08
Undeveloped/cleared/GF	£0.30	-£2.29	-£2.45	-£2.61	-£2.77	-£2.92	-£3.00	-£3.08

Table 6.24.2: Sales values of £3,667 per square metre

BLV	BLV (£ m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
Existing residential land	£2.49	-£1.97	-£2.12	-£2.28	-£2.43	-£2.58	-£2.65	-£2.73
Inner offices	£4.16	-£1.97	-£2.12	-£2.28	-£2.43	-£2.58	-£2.65	-£2.73
Inner retail	£3.73	-£1.97	-£2.12	-£2.28	-£2.43	-£2.58	-£2.65	-£2.73
Industrial	£1.67	-£1.97	-£2.12	-£2.28	-£2.43	-£2.58	-£2.65	-£2.73
Outer retail	£0.85	-£1.97	-£2.12	-£2.28	-£2.43	-£2.58	-£2.65	-£2.73
Undeveloped/cleared/GF	£0.30	-£1.97	-£2.12	-£2.28	-£2.43	-£2.58	-£2.65	-£2.73

Table 6.24.3: Sales values of £3,882 per square metre

BLV	BLV (£ m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
Existing residential land	£2.49	-£1.65	-£1.81	-£1.98	-£2.14	-£2.31	-£2.39	-£2.47
Inner offices	£4.16	-£1.65	-£1.81	-£1.98	-£2.14	-£2.31	-£2.39	-£2.47
Inner retail	£3.73	-£1.65	-£1.81	-£1.98	-£2.14	-£2.31	-£2.39	-£2.47
Industrial	£1.67	-£1.65	-£1.81	-£1.98	-£2.14	-£2.31	-£2.39	-£2.47
Outer retail	£0.85	-£1.65	-£1.81	-£1.98	-£2.14	-£2.31	-£2.39	-£2.47
Undeveloped/cleared/GF	£0.30	-£1.65	-£1.81	-£1.98	-£2.14	-£2.31	-£2.39	-£2.47

Table 6.24.4: Sales values of £4,096 per square metre

BLV	BLV (£ m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
Existing residential land	£2.49	-£1.33	-£1.51	-£1.69	-£1.88	-£2.06	-£2.15	-£2.24
Inner offices	£4.16	-£1.33	-£1.51	-£1.69	-£1.88	-£2.06	-£2.15	-£2.24
Inner retail	£3.73	-£1.33	-£1.51	-£1.69	-£1.88	-£2.06	-£2.15	-£2.24
Industrial	£1.67	-£1.33	-£1.51	-£1.69	-£1.88	-£2.06	-£2.15	-£2.24
Outer retail	£0.85	-£1.33	-£1.51	-£1.69	-£1.88	-£2.06	-£2.15	-£2.24
Undeveloped/cleared/GF	£0.30	-£1.33	-£1.51	-£1.69	-£1.88	-£2.06	-£2.15	-£2.24

Table 6.24.5: Sales values of £4,311 per square metre

BLV	BLV (£ m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
Existing residential land	£2.49	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99
Inner offices	£4.16	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99
Inner retail	£3.73	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99
Industrial	£1.67	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99
Outer retail	£0.85	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99
Undeveloped/cleared/GF	£0.30	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99

Table 6.24.6: Sales values of £4,525 per square metre

BLV	BLV (£ m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
Existing residential land	£2.49	-£0.77	-£0.95	-£1.12	-£1.29	-£1.47	-£1.56	-£1.64
Inner offices	£4.16	-£0.77	-£0.95	-£1.12	-£1.29	-£1.47	-£1.56	-£1.64
Inner retail	£3.73	-£0.77	-£0.95	-£1.12	-£1.29	-£1.47	-£1.56	-£1.64
Industrial	£1.67	-£0.77	-£0.95	-£1.12	-£1.29	-£1.47	-£1.56	-£1.64
Outer retail	£0.85	-£0.77	-£0.95	-£1.12	-£1.29	-£1.47	-£1.56	-£1.64
Undeveloped/cleared/GF	£0.30	-£0.77	-£0.95	-£1.12	-£1.29	-£1.47	-£1.56	-£1.64

Table 6.24.7: Sales values of £4,739 per square metre

BLV	BLV (£ m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
Existing residential land	£2.49	-£0.45	-£0.63	-£0.81	-£0.98	-£1.16	-£1.25	-£1.34
Inner offices	£4.16	-£0.45	-£0.63	-£0.81	-£0.98	-£1.16	-£1.25	-£1.34
Inner retail	£3.73	-£0.45	-£0.63	-£0.81	-£0.98	-£1.16	-£1.25	-£1.34
Industrial	£1.67	-£0.45	-£0.63	-£0.81	-£0.98	-£1.16	-£1.25	-£1.34
Outer retail	£0.85	-£0.45	-£0.63	-£0.81	-£0.98	-£1.16	-£1.25	-£1.34
Undeveloped/cleared/GF	£0.30	-£0.45	-£0.63	-£0.81	-£0.98	-£1.16	-£1.25	-£1.34

Table 6.24.8: Sales values of £4,954 per square metre

BLV	BLV (£ m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
Existing residential land	£2.49	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03
Inner offices	£4.16	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03
Inner retail	£3.73	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03
Industrial	£1.67	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03
Outer retail	£0.85	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03
Undeveloped/cleared/GF	£0.30	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03

Table 6.24.9: Sales values of £5,168 per square metre

BLV	BLV (£ m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
Existing residential land	£2.49	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73
Inner offices	£4.16	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73
Inner retail	£3.73	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73
Industrial	£1.67	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73
Outer retail	£0.85	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73
Undeveloped/cleared/GF	£0.30	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73

Build to rent housing

- 6.25 The Council's current approach to build to rent housing is set out in its '*Delivery of Affordable Build to Rent Homes in Bristol – Affordable Housing Practice Note (July 2022)*' which indicates that a minimum of 20% of units should be provided as affordable. Rent should be set at the relevant Local Housing Allowance, or at a discount to market rent of 20% (whichever is the lower). Affordable units in build to rent schemes can either be provided by the operator of the wider block, or by a Registered Provider, if the affordable units are located within a separate block.
- 6.26 As noted earlier, build for rent is a relatively immature sector of the market with little information on viability metrics, although there has been some progress in achieving a greater level of transparency in the last 12 months. However, there is still ongoing debate on appropriate inputs for viability assessments, arising from uncertainty on operating costs and forward funding arrangements. However, it is often suggested that build for rent units trade at a 10-15% discount to market value, but profits are lower than developments built for sale due to lower risk associated with a pre-sale to the operator or investor. Profit as a percentage of GDV is typically 5% to 7% lower for build for rent in comparison to build for sale. The combined impact is typically a circa 5% reduction in GDV in comparison to housing built for sale.
- 6.27 We have re-tested the development typologies reflecting a 5% reduction in GDV reflecting the factors outlined in the preceding paragraph to determine the potential capacity for the delivery of affordable housing. The results are summarised in tables 6.27.1 to 6.27.9 and attached as Appendix 5.
- 6.28 As can be noted, build to rent schemes are only likely to be viable in the City Centre where values are at the top end of the range. A City Centre location is where build to rent operators are most likely to wish to bring schemes forward, so lack of viability of build to rent housing in lower value areas is unlikely to be an issue, as schemes would not have come forward in those locations.
- 6.29 At the highest value point (where rents will also be at their highest in the City), the viable level of affordable housing will vary depending on typology and benchmark land value. Build to rent schemes of six or more storeys (typologies 1 and 3) are unlikely to be viable in the short term, due to the increase in build cost compared to schemes of five or fewer storeys. Schemes of less than 6 storeys which replace secondary offices or industrial units will be able to provide between 20% and 30% affordable housing, while schemes of less than 6 storeys on cleared sites can viably provide up to 45% affordable housing.

Table 6.27.1: Build to rent housing: Value Band A (£3,453 per square metre)

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £3,453 psm

AH tenure 100% rent 0% SO 0% FH

First Homes discount:

50%

BLV: EXISTING RESIDENTIAL LAND		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£4.14	£14.98	£15.68	£16.38	£17.08	£17.77	£18.12	£18.47	
2 High Density flats 5 storeys (200 units)	200	£4.14	£8.87	£9.40	£9.93	£10.46	£11.00	£11.27	£11.54	
3 High Density flats 6+ storeys MU (200 units)	200	£4.14	£14.43	£15.13	£15.83	£16.52	£17.22	£17.57	£17.92	
4 High Density flats 5 storeys MU (200 units)	100	£4.14	£3.88	£4.14	£4.41	£4.68	£4.94	£5.08	£5.21	

BLV: INNER OFFICES		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.93	£14.98	£15.68	£16.38	£17.08	£17.77	£18.12	£18.47	
2 High Density flats 5 storeys (200 units)	200	£6.93	£8.87	£9.40	£9.93	£10.46	£11.00	£11.27	£11.54	
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	£14.43	£15.13	£15.83	£16.52	£17.22	£17.57	£17.92	
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£3.88	£4.14	£4.41	£4.68	£4.94	£5.08	£5.21	

BLV: INNER RETAIL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.22	£14.98	£15.68	£16.38	£17.08	£17.77	£18.12	£18.47	
2 High Density flats 5 storeys (200 units)	200	£6.22	£8.87	£9.40	£9.93	£10.46	£11.00	£11.27	£11.54	
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	£14.43	£15.13	£15.83	£16.52	£17.22	£17.57	£17.92	
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£3.88	£4.14	£4.41	£4.68	£4.94	£5.08	£5.21	

BLV: INDUSTRIAL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£2.79	£14.98	£15.68	£16.38	£17.08	£17.77	£18.12	£18.47	
2 High Density flats 5 storeys (200 units)	200	£2.79	£8.87	£9.40	£9.93	£10.46	£11.00	£11.27	£11.54	
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	£14.43	£15.13	£15.83	£16.52	£17.22	£17.57	£17.92	
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£3.88	£4.14	£4.41	£4.68	£4.94	£5.08	£5.21	

BLV: OUTER RETAIL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£1.42	£14.98	£15.68	£16.38	£17.08	£17.77	£18.12	£18.47	
2 High Density flats 5 storeys (200 units)	200	£1.42	£8.87	£9.40	£9.93	£10.46	£11.00	£11.27	£11.54	
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	£14.43	£15.13	£15.83	£16.52	£17.22	£17.57	£17.92	
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£3.88	£4.14	£4.41	£4.68	£4.94	£5.08	£5.21	

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£0.50	£14.98	£15.68	£16.38	£17.08	£17.77	£18.12	£18.47	
2 High Density flats 5 storeys (200 units)	200	£0.50	£8.87	£9.40	£9.93	£10.46	£11.00	£11.27	£11.54	
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	£14.43	£15.13	£15.83	£16.52	£17.22	£17.57	£17.92	
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£3.88	£4.14	£4.41	£4.68	£4.94	£5.08	£5.21	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£4.14	£14.98	£15.68	£16.38	£17.08	£17.77	£18.12	£18.47	
1.00	£4.14	£8.87	£9.40	£9.93	£10.46	£11.00	£11.27	£11.54	
1.00	£4.14	£14.43	£15.13	£15.83	£16.52	£17.22	£17.57	£17.92	
1.00	£4.14	£3.88	£4.14	£4.41	£4.68	£4.94	£5.08	£5.21	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.93	£14.98	£15.68	£16.38	£17.08	£17.77	£18.12	£18.47	
1.00	£6.93	£8.87	£9.40	£9.93	£10.46	£11.00	£11.27	£11.54	
1.00	£6.93	£14.43	£15.13	£15.83	£16.52	£17.22	£17.57	£17.92	
1.00	£6.93	£3.88	£4.14	£4.41	£4.68	£4.94	£5.08	£5.21	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.22	£14.98	£15.68	£16.38	£17.08	£17.77	£18.12	£18.47	
1.00	£6.22	£8.87	£9.40	£9.93	£10.46	£11.00	£11.27	£11.54	
1.00	£6.22	£14.43	£15.13	£15.83	£16.52	£17.22	£17.57	£17.92	
1.00	£6.22	£3.88	£4.14	£4.41	£4.68	£4.94	£5.08	£5.21	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£2.79	£14.98	£15.68	£16.38	£17.08	£17.77	£18.12	£18.47	
1.00	£2.79	£8.87	£9.40	£9.93	£10.46	£11.00	£11.27	£11.54	
1.00	£2.79	£14.43	£15.13	£15.83	£16.52	£17.22	£17.57	£17.92	
1.00	£2.79	£3.88	£4.14	£4.41	£4.68	£4.94	£5.08	£5.21	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£1.42	£14.98	£15.68	£16.38	£17.08	£17.77	£18.12	£18.47	
1.00	£1.42	£8.87	£9.40	£9.93	£10.46	£11.00	£11.27	£11.54	
1.00	£1.42	£14.43	£15.13	£15.83	£16.52	£17.22	£17.57	£17.92	
1.00	£1.42	£3.88	£4.14	£4.41	£4.68	£4.94	£5.08	£5.21	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£0.50	£14.98	£15.68	£16.38	£17.08	£17.77	£18.12	£18.47	
1.00	£0.50	£8.87	£9.40	£9.93	£10.46	£11.00	£11.27	£11.54	
1.00	£0.50	£14.43	£15.13	£15.83	£16.52	£17.22	£17.57	£17.92	
1.00	£0.50	£3.88	£4.14	£4.41	£4.68	£4.94	£5.08	£5.21	

BLVs		BLV per ha
Existing residential		£4,143,600
Inner Offices		£6,925,136
Inner Retail		£6,218,721
Industrial		£2,789,323
Outer Retail		£1,422,276
Cleared or undeveloped land		£500,000

Table 6.27.2: Build to rent housing: Value Band B (£3,667 per square metre)
BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £3,667 psm

AH tenure 100% rent

0% SO 0% FH

First Homes discount:

50%

BLV: EXISTING RESIDENTIAL LAND		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£4.40	-\$13.52	-\$14.22	-\$14.91	-\$15.61	-\$16.30	-\$16.65	-\$17.00	
2 High Density flats 5 storeys (200 units)	200	£4.40	-\$7.20	-\$7.75	-\$8.30	-\$8.86	-\$9.42	-\$9.70	-\$9.95	
3 High Density flats 6+ storeys MU (200 units)	200	£4.40	-\$12.97	-\$13.67	-\$14.36	-\$15.06	-\$15.75	-\$16.10	-\$16.45	
4 High Density flats 5 storeys MU (200 units)	100	£4.40	-\$3.05	-\$3.32	-\$3.60	-\$3.88	-\$4.16	-\$4.30	-\$4.44	

BLV: INNER OFFICES		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00	
2 High Density flats 5 storeys (200 units)	200	£6.93	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99	
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45	
4 High Density flats 5 storeys MU (200 units)	100	£6.93	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44	

BLV: INNER RETAIL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00	
2 High Density flats 5 storeys (200 units)	200	£6.22	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99	
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45	
4 High Density flats 5 storeys MU (200 units)	100	£6.22	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44	

BLV: INDUSTRIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	–£13.52	–£14.22	–£14.91	–£15.61	–£16.30	–£16.65	–£17.00
2 High Density flats 5 storeys (200 units)	200	£2.79	–£7.20	–£7.75	–£8.30	–£8.86	–£9.42	–£9.70	–£9.99
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	–£12.97	–£13.67	–£14.36	–£15.06	–£15.75	–£16.10	–£16.45
4 High Density flats 5 storeys MU (200 units)	100	£2.79	–£3.05	–£3.32	–£3.60	–£3.88	–£4.16	–£4.30	–£4.44

BLV: OUTER RETAIL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£1.42	-\$13.52	-\$14.22	-\$14.91	-\$15.61	-\$16.30	-\$16.65	-\$17.00
2 High Density flats 5 storeys (200 units)	200	£1.42	-\$7.20	-\$7.75	-\$8.30	-\$8.86	-\$9.42	-\$9.70	-\$9.99
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-\$12.97	-\$13.67	-\$14.36	-\$15.06	-\$15.75	-\$16.10	-\$16.45
4 High Density flats 5 storeys MU (200 units)	100	£1.42	-\$3.05	-\$3.32	-\$3.60	-\$3.88	-\$4.16	-\$4.30	-\$4.44

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00
2 High Density flats 5 storeys (200 units)	200	£0.50	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45
4 High Density flats 5 storeys MU (200 units)	100	£0.50	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£4.40	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00	
1.00	£4.40	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.95	
1.00	£4.40	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45	
1.00	£4.40	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.93	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00	
1.00	£6.93	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99	
1.00	£6.93	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45	
1.00	£6.93	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.22	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00
1.00	£6.22	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99
1.00	£6.22	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45
1.00	£6.22	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£2.79	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00	
1.00	£2.79	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99	
1.00	£2.79	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45	
1.00	£2.79	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£1.42	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00
1.00	£1.42	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99
1.00	£1.42	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45
1.00	£1.42	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£0.50	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00
1.00	£0.50	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99
1.00	£0.50	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45
1.00	£0.50	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44

BLVs

BLV per ha

Existing residential	£4,400,850
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

Table 6.27.3: Build to rent housing: Value Band C (£3,882 per square metre)
BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £3,882 psm

AH tenure 100% rent 0% SO 0% FH

First Homes discount:

50%

BLV: EXISTING RESIDENTIAL LAND		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£4.66	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93	
2 High Density flats 5 storeys (200 units)	200	£4.66	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82	
3 High Density flats 6+ storeys MU (200 units)	200	£4.66	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37	
4 High Density flats 5 storeys MU (200 units)	100	£4.66	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86	

BLV: INNER OFFICES		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93	
2 High Density flats 5 storeys (200 units)	200	£6.93	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82	
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37	
4 High Density flats 5 storeys MU (200 units)	100	£6.93	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86	

BLV: INNER RETAIL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93	
2 High Density flats 5 storeys (200 units)	200	£6.22	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82	
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37	
4 High Density flats 5 storeys MU (200 units)	100	£6.22	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86	

BLV: INDUSTRIAL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93	
2 High Density flats 5 storeys (200 units)	200	£2.79	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82	
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37	
4 High Density flats 5 storeys MU (200 units)	100	£2.79	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86	

BLV: OUTER RETAIL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93	
2 High Density flats 5 storeys (200 units)	200	£1.42	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82	
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37	
4 High Density flats 5 storeys MU (200 units)	100	£1.42	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86	

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93	
2 High Density flats 5 storeys (200 units)	200	£0.50	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82	
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37	
4 High Density flats 5 storeys MU (200 units)	100	£0.50	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£4.66	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93	
1.00	£4.66	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82	
1.00	£4.66	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37	
1.00	£4.66	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.93	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93	
1.00	£6.93	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82	
1.00	£6.93	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37	
1.00	£6.93	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.22	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93	
1.00	£6.22	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82	
1.00	£6.22	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37	
1.00	£6.22	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£2.79	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93	
1.00	£2.79	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82	
1.00	£2.79	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37	
1.00	£2.79	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£1.42	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93	
1.00	£1.42	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82	
1.00	£1.42	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37	
1.00	£1.42	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£0.50	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93	
1.00	£0.50	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82	
1.00	£0.50	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37	
1.00	£0.50	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86	

BLVs

BLV per ha

Existing residential	£4,658,100
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

Table 6.27.4: Build to rent housing: Value Band D (£4,096 per square metre)
BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,096 psm

AH tenure 100% rent 0% SO 0% FH

First Homes discount:

50%

BLV: EXISTING RESIDENTIAL LAND		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£4.92	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91	
2 High Density flats 5 storeys (200 units)	200	£4.92	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71	
3 High Density flats 6+ storeys MU (200 units)	200	£4.92	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35	
4 High Density flats 5 storeys MU (200 units)	100	£4.92	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30	

BLV: INNER OFFICES		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91	
2 High Density flats 5 storeys (200 units)	200	£6.93	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71	
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35	
4 High Density flats 5 storeys MU (200 units)	100	£6.93	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30	

BLV: INNER RETAIL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91	
2 High Density flats 5 storeys (200 units)	200	£6.22	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71	
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35	
4 High Density flats 5 storeys MU (200 units)	100	£6.22	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30	

BLV: INDUSTRIAL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91	
2 High Density flats 5 storeys (200 units)	200	£2.79	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71	
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35	
4 High Density flats 5 storeys MU (200 units)	100	£2.79	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30	

BLV: OUTER RETAIL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91	
2 High Density flats 5 storeys (200 units)	200	£1.42	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71	
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35	
4 High Density flats 5 storeys MU (200 units)	100	£1.42	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30	

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91	
2 High Density flats 5 storeys (200 units)	200	£0.50	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71	
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35	
4 High Density flats 5 storeys MU (200 units)	100	£0.50	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£4.92	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91	
1.00	£4.92	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71	
1.00	£4.92	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35	
1.00	£4.92	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.93	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91	
1.00	£6.93	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71	
1.00	£6.93	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35	
1.00	£6.93	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.22	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91	
1.00	£6.22	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71	
1.00	£6.22	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35	
1.00	£6.22	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£2.79	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91	
1.00	£2.79	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71	
1.00	£2.79	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35	
1.00	£2.79	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£1.42	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91	
1.00	£1.42	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71	
1.00	£1.42	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35	
1.00	£1.42	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£0.50	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91	
1.00	£0.50	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71	
1.00	£0.50	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35	
1.00	£0.50	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30	

BLVs

BLV per ha

Existing residential	£4,915,350
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

Table 6.27.5: Build to rent housing: Value Band E (£4,311 per square metre)
BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,311 psm

AH tenure 100% rent 0% SO 0% FH

First Homes discount:

50%

BLV: EXISTING RESIDENTIAL LAND		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£5.17	£9.14	£10.09	£11.04	£11.99	£12.94	£13.41	£13.89	
2 High Density flats 5 storeys (200 units)	200	£5.17	£2.19	£3.06	£3.94	£4.82	£5.71	£6.15	£6.59	
3 High Density flats 6+ storeys MU (200 units)	200	£5.17	£8.59	£9.54	£10.49	£11.44	£12.38	£12.86	£13.33	
4 High Density flats 5 storeys MU (200 units)	100	£5.17	£0.54	£0.98	£1.42	£1.86	£2.30	£2.52	£2.74	

BLV: INNER OFFICES		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.93	£9.14	£10.09	£11.04	£11.99	£12.94	£13.41	£13.89	
2 High Density flats 5 storeys (200 units)	200	£6.93	£2.19	£3.06	£3.94	£4.82	£5.71	£6.15	£6.59	
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	£8.59	£9.54	£10.49	£11.44	£12.38	£12.86	£13.33	
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£0.54	£0.98	£1.42	£1.86	£2.30	£2.52	£2.74	

BLV: INNER RETAIL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.22	£9.14	£10.09	£11.04	£11.99	£12.94	£13.41	£13.89	
2 High Density flats 5 storeys (200 units)	200	£6.22	£2.19	£3.06	£3.94	£4.82	£5.71	£6.15	£6.59	
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	£8.59	£9.54	£10.49	£11.44	£12.38	£12.86	£13.33	
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£0.54	£0.98	£1.42	£1.86	£2.30	£2.52	£2.74	

BLV: INDUSTRIAL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£2.79	£9.14	£10.09	£11.04	£11.99	£12.94	£13.41	£13.89	
2 High Density flats 5 storeys (200 units)	200	£2.79	£2.19	£3.06	£3.94	£4.82	£5.71	£6.15	£6.59	
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	£8.59	£9.54	£10.49	£11.44	£12.38	£12.86	£13.33	
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£0.54	£0.98	£1.42	£1.86	£2.30	£2.52	£2.74	

BLV: OUTER RETAIL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£1.42	£9.14	£10.09	£11.04	£11.99	£12.94	£13.41	£13.89	
2 High Density flats 5 storeys (200 units)	200	£1.42	£2.19	£3.06	£3.94	£4.82	£5.71	£6.15	£6.59	
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	£8.59	£9.54	£10.49	£11.44	£12.38	£12.86	£13.33	
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£0.54	£0.98	£1.42	£1.86	£2.30	£2.52	£2.74	

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£0.50	£9.14	£10.09	£11.04	£11.99	£12.94	£13.41	£13.89	
2 High Density flats 5 storeys (200 units)	200	£0.50	£2.19	£3.06	£3.94	£4.82	£5.71	£6.15	£6.59	
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	£8.59	£9.54	£10.49	£11.44	£12.38	£12.86	£13.33	
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£0.54	£0.98	£1.42	£1.86	£2.30	£2.52	£2.74	

Site area (£m)	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£5.17	£9.14	£10.09	£11.04	£11.99	£12.94	£13.41	£13.89	
1.00	£5.17	£2.19	£3.06	£3.94	£4.82	£5.71	£6.15	£6.59	
1.00	£5.17	£8.59	£9.54	£10.49	£11.44	£12.38	£12.86	£13.33	
1.00	£5.17	£0.54	£0.98	£1.42	£1.86	£2.30	£2.52	£2.74	

Site area (£m)	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.93	£9.14	£10.09	£11.04	£11.99	£12.94	£13.41	£13.89	
1.00	£6.93	£2.19	£3.06	£3.94	£4.82	£5.71	£6.15	£6.59	
1.00	£6.93	£8.59	£9.54	£10.49	£11.44	£12.38	£12.86	£13.33	
1.00	£6.93	£0.54	£0.98	£1.42	£1.86	£2.30	£2.52	£2.74	

Site area (£m)	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.22	£9.14	£10.09	£11.04	£11.99	£12.94	£13.41	£13.89	
1.00	£6.22	£2.19	£3.06	£3.94	£4.82	£5.71	£6.15	£6.59	
1.00	£6.22	£8.59	£9.54	£10.49	£11.44	£12.38	£12.86	£13.33	
1.00	£6.22	£0.54	£0.98	£1.42	£1.86	£2.30	£2.52	£2.74	

Site area (£m)	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£2.79	£9.14	£10.09	£11.04	£11.99	£12.94	£13.41	£13.89	
1.00	£2.79	£2.19	£3.06	£3.94	£4.82	£5.71	£6.15	£6.59	
1.00	£2.79	£8.59	£9.54	£10.49	£11.44	£12.38	£12.86	£13.33	
1.00	£2.79	£0.54	£0.98	£1.42	£1.86	£2.30	£2.52	£2.74	

Site area (£m)	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£1.42	£9.14	£10.09	£11.04	£11.99	£12.94	£13.41	£13.89	
1.00	£1.42	£2.19	£3.06	£3.94	£4.82	£5.71	£6.15	£6.59	
1.00	£1.42	£8.59	£9.54	£10.49	£11.44	£12.38	£12.86	£13.33	
1.00	£1.42	£0.54	£0.98	£1.42	£1.86	£2.30	£2.52	£2.74	

Site area (£m)	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£0.50	£9.14	£10.09	£11.04	£11.99	£12.94	£13.41	£13.89	
1.00	£0.50	£2.19	£3.06	£3.94	£4.82	£5.71	£6.15	£6.59	
1.00	£0.50	£8.59	£9.54	£10.49	£11.44	£12.38	£12.86	£13.33	
1.00	£0.50	£0.54	£0.98	£1.42	£1.86	£2.30	£2.52	£2.74	

BLVs

BLV per ha

Existing residential	£5,172,600
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

Table 6.27.6: Build to rent housing: Value Band F (£4,525 per square metre)
BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,525 psm

AH tenure 100% rent 0% SO 0% FH

First Homes discount:

50%

BLV: EXISTING RESIDENTIAL LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£5.43	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58
2 High Density flats 5 storeys (200 units)	200	£5.43	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21
3 High Density flats 6+ storeys MU (200 units)	200	£5.43	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03
4 High Density flats 5 storeys MU (200 units)	100	£5.43	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05

BLV: INNER OFFICES		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.93	£-8.12	£-9.01	£-9.90	£-10.79	£-11.69	£-12.13	£-12.58	
2 High Density flats 5 storeys (200 units)	200	£6.93	£-1.00	£-1.83	£-2.67	£-3.51	£-4.36	£-4.79	£-5.21	
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	£-7.56	£-8.45	£-9.35	£-10.24	£-11.13	£-11.58	£-12.03	
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£0.05	£-0.36	£-0.78	£-1.20	£-1.63	£-1.84	£-2.05	

BLV: INNER RETAIL			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58
2 High Density flats 5 storeys (200 units)	200	£6.22	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05

BLV: INDUSTRIAL			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58
2 High Density flats 5 storeys (200 units)	200	£2.79	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05

BLV: OUTER RETAIL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58
2 High Density flats 5 storeys (200 units)	200	£1.42	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58
2 High Density flats 5 storeys (200 units)	200	£0.50	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£5.43	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58	
1.00	£5.43	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21	
1.00	£5.43	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03	
1.00	£5.43	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.93	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58
1.00	£6.93	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21
1.00	£6.93	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03
1.00	£6.93	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.22	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58
1.00	£6.22	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21
1.00	£6.22	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03
1.00	£6.22	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£2.79	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58
1.00	£2.79	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21
1.00	£2.79	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03
1.00	£2.79	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£1.42	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58
1.00	£1.42	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21
1.00	£1.42	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03
1.00	£1.42	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£0.50	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58
1.00	£0.50	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21
1.00	£0.50	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03
1.00	£0.50	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05

BLVs

BLV per ha

Existing residential	£5,429,850
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

Table 6.27.7: Build to rent housing: Value Band G (£4,739 per square metre)
BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,739 psm

AH tenure 100% rent 0% SO 0% FH

First Homes discount:

50%

BLV: EXISTING RESIDENTIAL LAND		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£5.69	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16	
2 High Density flats 5 storeys (200 units)	200	£5.69	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72	
3 High Density flats 6+ storeys MU (200 units)	200	£5.69	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61	
4 High Density flats 5 storeys MU (200 units)	100	£5.69	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30	

BLV: INNER OFFICES		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16	
2 High Density flats 5 storeys (200 units)	200	£6.93	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72	
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61	
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30	

BLV: INNER RETAIL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16	
2 High Density flats 5 storeys (200 units)	200	£6.22	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72	
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61	
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30	

BLV: INDUSTRIAL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16	
2 High Density flats 5 storeys (200 units)	200	£2.79	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72	
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61	
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30	

BLV: OUTER RETAIL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16	
2 High Density flats 5 storeys (200 units)	200	£1.42	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72	
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61	
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30	

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16	
2 High Density flats 5 storeys (200 units)	200	£0.50	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72	
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61	
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£5.69	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16	
1.00	£5.69	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72	
1.00	£5.69	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61	
1.00	£5.69	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.93	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16	
1.00	£6.93	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72	
1.00	£6.93	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61	
1.00	£6.93	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.22	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16	
1.00	£6.22	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72	
1.00	£6.22	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61	
1.00	£6.22	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£2.79	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16	
1.00	£2.79	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72	
1.00	£2.79	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61	
1.00	£2.79	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£1.42	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16	
1.00	£1.42	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72	
1.00	£1.42	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61	
1.00	£1.42	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£0.50	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16	
1.00	£0.50	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72	
1.00	£0.50	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61	
1.00	£0.50	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30	

BLVs

BLV per ha

Existing residential	£5,687,100
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

Table 6.27.8: Build to rent housing: Value Band H (£4,954 per square metre)
BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,954 psm

AH tenure 100% rent 0% SO 0% FH

First Homes discount:

50%

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£5.94	£-5.20	£-6.11	£-7.02	£-7.93	£-8.84	£-9.29	£-9.75	
2 High Density flats 5 storeys (200 units)	200	£5.94	£2.31	£1.42	£0.52	£-0.38	£-1.30	£-1.76	£-2.22	
3 High Density flats 6+ storeys MU (200 units)	200	£5.94	£-4.64	£-5.55	£-6.46	£-7.37	£-8.28	£-8.74	£-9.19	
4 High Density flats 5 storeys MU (200 units)	100	£5.94	£1.70	£1.26	£0.81	£0.36	£-0.09	£-0.33	£-0.56	

BLV: INNER OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£5.20	-£6.11	-£7.02	-£7.93	-£8.84	-£9.29	-£9.75
2 High Density flats 5 storeys (200 units)	200	£6.93	£2.31	£1.42	£0.52	-£0.38	-£1.30	-£1.76	-£2.22
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£4.64	-£5.55	-£6.46	-£7.37	-£8.28	-£8.74	-£9.19
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£1.70	£1.26	£0.81	£0.36	-£0.09	-£0.33	-£0.56

BLV: INNER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£5.20	-£6.11	-£7.02	-£7.93	-£8.84	-£9.29	-£9.75	
2 High Density flats 5 storeys (200 units)	200	£6.22	£2.31	£1.42	£0.52	-£0.38	-£1.30	-£1.76	-£2.22	
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£4.64	-£5.55	-£6.46	-£7.37	-£8.28	-£8.74	-£9.19	
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£1.70	£1.26	£0.81	£0.36	-£0.09	-£0.33	-£0.56	

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£5.20	-£6.11	-£7.02	-£7.93	-£8.84	-£9.29	-£9.75	
2 High Density flats 5 storeys (200 units)	200	£2.79	£2.31	£1.42	£0.52	-£0.38	-£1.30	-£1.76	-£2.22	
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£4.64	-£5.55	-£6.46	-£7.37	-£8.28	-£8.74	-£9.19	
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£1.70	£1.26	£0.81	£0.36	-£0.09	-£0.33	-£0.56	

BLV: OUTER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£5.20	-£6.11	-£7.02	-£7.93	-£8.84	-£9.29	-£9.75	
2 High Density flats 5 storeys (200 units)	200	£1.42	£2.31	£1.42	£0.52	-£0.38	-£1.30	-£1.76	-£2.22	
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£4.64	-£5.55	-£6.46	-£7.37	-£8.28	-£8.74	-£9.19	
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£1.70	£1.26	£0.81	£0.36	-£0.09	-£0.33	-£0.56	

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£5.20	-£6.11	-£7.02	-£7.93	-£8.84	-£9.29	-£9.75
2 High Density flats 5 storeys (200 units)	200	£0.50	£2.31	£1.42	£0.52	-£0.38	-£1.30	-£1.76	-£2.22
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£4.64	-£5.55	-£6.46	-£7.37	-£8.28	-£8.74	-£9.19
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£1.70	£1.26	£0.81	£0.36	-£0.09	-£0.33	-£0.56

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£5.94	-£5.20	-£6.11	-£7.02	-£7.93	-£8.84	-£9.29	-£9.75
1.00	£5.94	£2.31	£1.42	£0.52	-£0.38	-£1.30	-£1.76	-£2.22
1.00	£5.94	-£4.64	-£5.55	-£6.46	-£7.37	-£8.28	-£8.74	-£9.19
1.00	£5.94	£1.70	£1.26	£0.81	£0.36	-£0.09	-£0.33	-£0.56

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.93	-£5.20	-£6.11	-£7.02	-£7.93	-£8.84	-£9.29	-£9.75	
1.00	£6.93	£2.31	£1.42	£0.52	-£0.38	-£1.30	-£1.76	-£2.22	
1.00	£6.93	-£4.64	-£5.55	-£6.46	-£7.37	-£8.28	-£8.74	-£9.19	
1.00	£6.93	£1.70	£1.26	£0.81	£0.36	-£0.09	-£0.33	-£0.56	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.22	-£5.20	-£6.11	-£7.02	-£7.93	-£8.84	-£9.29	-£9.75	
1.00	£6.22	£2.31	£1.42	£0.52	-£0.38	-£1.30	-£1.76	-£2.22	
1.00	£6.22	-£4.64	-£5.55	-£6.46	-£7.37	-£8.28	-£8.74	-£9.19	
1.00	£6.22	£1.70	£1.26	£0.81	£0.36	-£0.09	-£0.33	-£0.56	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£2.79	-£5.20	-£6.11	-£7.02	-£7.93	-£8.84	-£9.29	-£9.75	
1.00	£2.79	£2.31	£1.42	£0.52	-£0.38	-£1.30	-£1.76	-£2.22	
1.00	£2.79	-£4.64	-£5.55	-£6.46	-£7.37	-£8.28	-£8.74	-£9.19	
1.00	£2.79	£1.70	£1.26	£0.81	£0.36	-£0.09	-£0.33	-£0.56	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£1.42	-£5.20	-£6.11	-£7.02	-£7.93	-£8.84	-£9.29	-£9.75	
1.00	£1.42	£2.31	£1.42	£0.52	-£0.38	-£1.30	-£1.76	-£2.22	
1.00	£1.42	-£4.64	-£5.55	-£6.46	-£7.37	-£8.28	-£8.74	-£9.19	
1.00	£1.42	£1.70	£1.26	£0.81	£0.36	-£0.09	-£0.33	-£0.56	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£0.50	-£5.20	-£6.11	-£7.02	-£7.93	-£8.84	-£9.29	-£9.75	
1.00	£0.50	£2.31	£1.42	£0.52	-£0.38	-£1.30	-£1.76	-£2.22	
1.00	£0.50	-£4.64	-£5.55	-£6.46	-£7.37	-£8.28	-£8.74	-£9.19	
1.00	£0.50	£1.70	£1.26	£0.81	£0.36	-£0.09	-£0.33	-£0.56	

BLVs		BLV per ha
Existing residential		£5,944,350
Inner Offices		£6,925,136
Inner Retail		£6,218,721
Industrial		£2,789,323
Outer Retail		£1,422,276
Cleared or undeveloped land		£500,000

Table 6.27.9: Build to rent housing: Value Band I (£5,168 per square metre)
BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £5,168 psm

AH tenure 100% rent 0% SO 0% FH

First Homes discount:

50%

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.20	-£3.73	-£4.65	-£5.57	-£6.49	-£7.41	-£7.87	-£8.33
2 High Density flats 5 storeys (200 units)	200	£6.20	£3.94	£3.03	£2.10	£1.17	£0.23	-£0.24	-£0.72
3 High Density flats 6+ storeys MU (200 units)	200	£6.20	-£3.18	-£4.10	-£5.02	-£5.94	-£6.86	-£7.32	-£7.78
4 High Density flats 5 storeys MU (200 units)	100	£6.20	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19

BLV: INNER OFFICES		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£3.73	-£4.65	-£5.57	-£6.49	-£7.41	-£7.87	-£8.33	
2 High Density flats 5 storeys (200 units)	200	£6.93	£3.94	£3.03	£2.10	£1.17	£0.23	-£0.24	-£0.72	
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£3.18	-£4.10	-£5.02	-£5.94	-£6.86	-£7.32	-£7.78	
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19	

BLV: INNER RETAIL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£3.73	-£4.65	-£5.57	-£6.49	-£7.41	-£7.87	-£8.33
2 High Density flats 5 storeys (200 units)	200	£6.22	£3.94	£3.03	£2.10	£1.17	£0.23	-£0.24	-£0.72
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£3.18	-£4.10	-£5.02	-£5.94	-£6.86	-£7.32	-£7.78
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19

BLV: INDUSTRIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£3.73	-£4.65	-£5.57	-£6.49	-£7.41	-£7.87	-£8.33
2 High Density flats 5 storeys (200 units)	200	£2.79	£3.94	£3.03	£2.10	£1.17	£0.23	-£0.24	-£0.72
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£3.18	-£4.10	-£5.02	-£5.94	-£6.86	-£7.32	-£7.78
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19

BLV: OUTER RETAIL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£3.73	-£4.65	-£5.57	-£6.49	-£7.41	-£7.87	-£8.33
2 High Density flats 5 storeys (200 units)	200	£1.42	£3.94	£3.03	£2.10	£1.17	£0.23	-£0.24	-£0.72
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£3.18	-£4.10	-£5.02	-£5.94	-£6.86	-£7.32	-£7.78
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£3.73	-£4.65	-£5.57	-£6.49	-£7.41	-£7.87	-£8.33
2 High Density flats 5 storeys (200 units)	200	£0.50	£3.94	£3.03	£2.10	£1.17	£0.23	-£0.24	-£0.72
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£3.18	-£4.10	-£5.02	-£5.94	-£6.86	-£7.32	-£7.78
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.20	-£3.73	-£4.65	-£5.57	-£6.49	-£7.41	-£7.87	-£8.33	
1.00	£6.20	£3.94	£3.03	£2.10	£1.17	£0.23	-£0.24	-£0.72	
1.00	£6.20	-£3.18	-£4.10	-£5.02	-£5.94	-£6.86	-£7.32	-£7.78	
1.00	£6.20	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.93	-£3.73	-£4.65	-£5.57	-£6.49	-£7.41	-£7.87	-£8.33	
1.00	£6.93	£3.94	£3.03	£2.10	£1.17	£0.23	-£0.24	-£0.72	
1.00	£6.93	-£3.18	-£4.10	-£5.02	-£5.94	-£6.86	-£7.32	-£7.78	
1.00	£6.93	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.22	-£3.73	-£4.65	-£5.57	-£6.49	-£7.41	-£7.87	-£8.33	
1.00	£6.22	£3.94	£3.03	£2.10	£1.17	£0.23	-£0.24	-£0.72	
1.00	£6.22	-£3.18	-£4.10	-£5.02	-£5.94	-£6.86	-£7.32	-£7.78	
1.00	£6.22	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£2.79	-£3.73	-£4.65	-£5.57	-£6.49	-£7.41	-£7.87	-£8.33
1.00	£2.79	£3.94	£3.03	£2.10	£1.17	£0.23	-£0.24	-£0.72
1.00	£2.79	-£3.18	-£4.10	-£5.02	-£5.94	-£6.86	-£7.32	-£7.78
1.00	£2.79	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£1.42	-£3.73	-£4.65	-£5.57	-£6.49	-£7.41	-£7.87	-£8.33	
1.00	£1.42	£3.94	£3.03	£2.10	£1.17	£0.23	-£0.24	-£0.72	
1.00	£1.42	-£3.18	-£4.10	-£5.02	-£5.94	-£6.86	-£7.32	-£7.78	
1.00	£1.42	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£0.50	-£3.73	-£4.65	-£5.57	-£6.49	-£7.41	-£7.87	-£8.33
1.00	£0.50	£3.94	£3.03	£2.10	£1.17	£0.23	-£0.24	-£0.72
1.00	£0.50	-£3.18	-£4.10	-£5.02	-£5.94	-£6.86	-£7.32	-£7.78
1.00	£0.50	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19

BLVs

BLV per ha

Existing residential	£6,201,600
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

Climate change policies

- 6.30 As noted in Section 4, policies NZC1, NZC2 and NZC3 seek to require sustainable development, including net zero carbon development. The Council's calculations of the cost of delivering operational and embodied net zero carbon ranges from 3.1% to 8.1% of construction costs. There are different schools of thought on the cost of embodied carbon, with some specialists (such as Etude) advising that this can be cost neutral, which would reduce the Council's calculated costs by as much as 3%.
- 6.31 All of the appraisals in preceding sections incorporate operational and embodied net zero carbon, but we have also run a set of appraisals without any allowances for net zero carbon costs to facilitate a comparison.
- 6.32 Our appraisals are attached as Appendix 6.
- 6.33 The reduction in residual land values when the cost uplift for operational net zero carbon is applied is relatively modest in most cases, although this varies between typologies, as shown in figures 6.33.1 to 6.33.9. It is likely to be possible that this reduction in land value can be passed on to the landowner in many cases but the extent to which this is possible will depend on the underlying existing use value.
- 6.34 In situations where it is not possible to pass on the reduction in land value to the landowner, other policy requirements may need to be adjusted. For example, with no allowance for NZC costs, Typology 5 (medium density scheme of flats and houses) with a sales value of £4,739 per square metre and 30% affordable housing generates a residual land value of £3,608,528 per hectare. This residual land value exceeds the benchmark land value for 'Industrial' of £2,789,323 per hectare. With an allowance for net zero carbon, the residual land value reduces to £2,845,445 per hectare, so it remains marginally above the industrial benchmark land value. However, if the higher 'sensitivity' cost is applied (see Table 4.13.1, the residual land value would fall to £1,622,111. In order to restore the residual land value to its former level, the affordable housing percentage would need to be adjusted from 30% to 10%. This is only one example and clearly other sites will be in lower value uses and/or have higher sales values which would generate greater scope to absorb the additional net zero carbon costs.
- 6.35 Over time, it is expected that the cost of achieving net zero carbon on developments is likely to fall as technologies adapt through more widespread deployment and further investment in research. With regards to embodied carbon, there is already a degree of debate about the additional costs, which can vary significantly. .

Self-build and community housing

- 6.36 Emerging policy H5 introduces a requirement for selected greenfield sites⁹ to provide 5% of units as 'self-build' plots, which developers would be required to sell as serviced plots.
- 6.37 This requirement has a broadly neutral on viability. The developer will construct the servicing (main access roads; feeder roads to the edge of each plot; and connections to utilities). The price at which the plot is sold will equate to the end value of a unit less construction costs (including site servicing) and developer's margin. The residual plot value is therefore the equivalent to a residual land value that a developer would receive through a development of a unit itself. If two appraisals of a development were run, one including 5% of plots as self-build and the other modelled as 100% developer-delivered plots, the residual land value would be the same.
- 6.38 Policy H5 identifies four sites to be delivered 100% as self-build and custom build and/or community-led housebuilding. Although the dynamics of these sites will differ somewhat from serviced plots on a wider development, the principles remain the same. The land value will be based on the end value of all the completed units (reflecting, where necessary, any discounts for the benefit of future purchasers to be incorporated into the title) less the costs of delivering the units and supporting infrastructure.

⁹ Land at Bath Road, Brislington; Land at Yew Tree Farm; Land to west of Elsbet Drive, Highridge; and Land at Ashton Gate.

Figure 6.33.1: Impact of operational and embodied net zero carbon costs on residual land values – sales values of £3,453 per square metre (30% affordable housing)

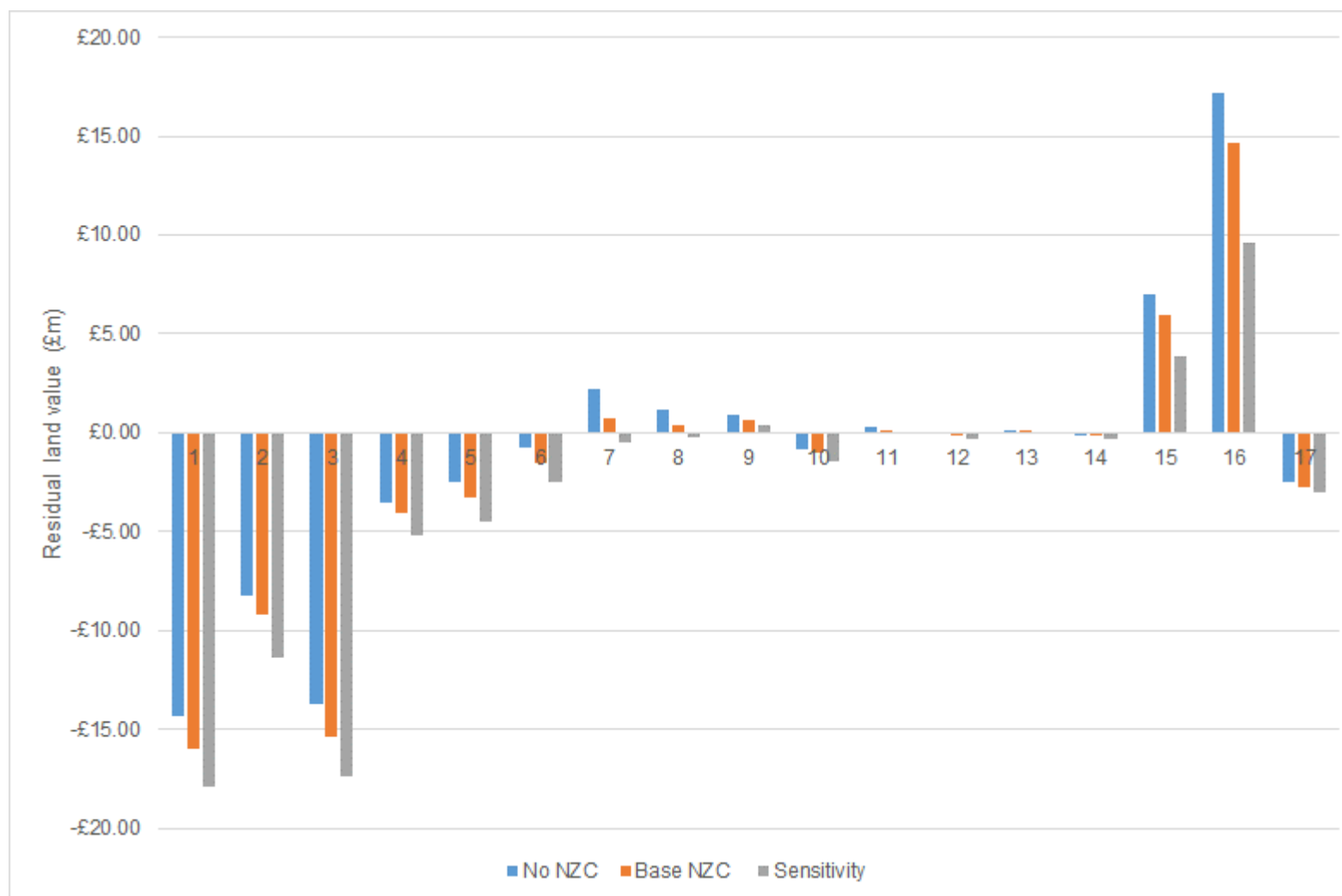


Figure 6.33.2 Impact of operational and embodied net zero carbon costs on residual land values – sales values of £3,667 per square metre (30% affordable housing)

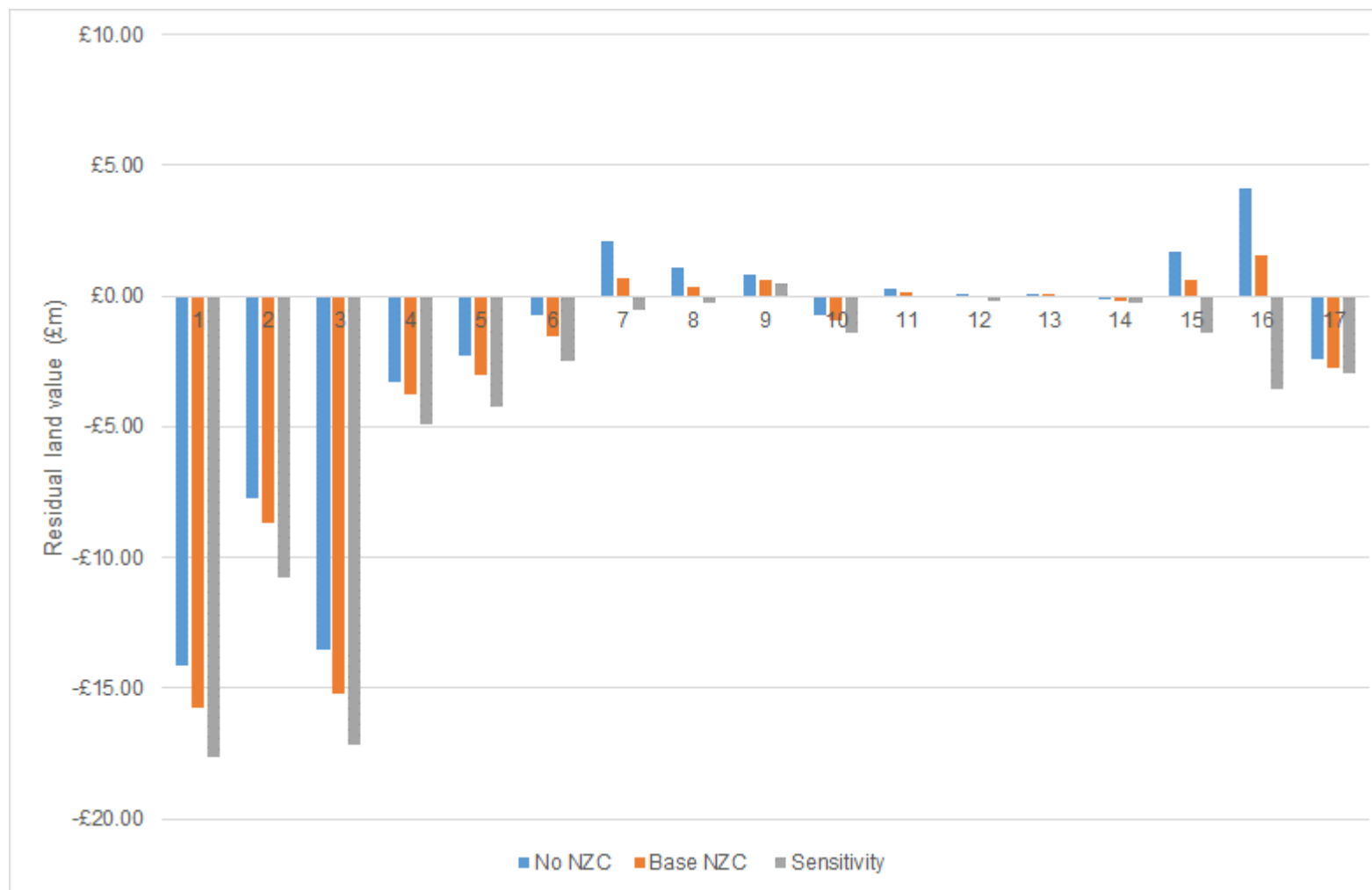


Figure 6.33.3 Impact of operational and embodied net zero carbon costs on residual land values – sales values of £3,882 per square metre (30% affordable housing)

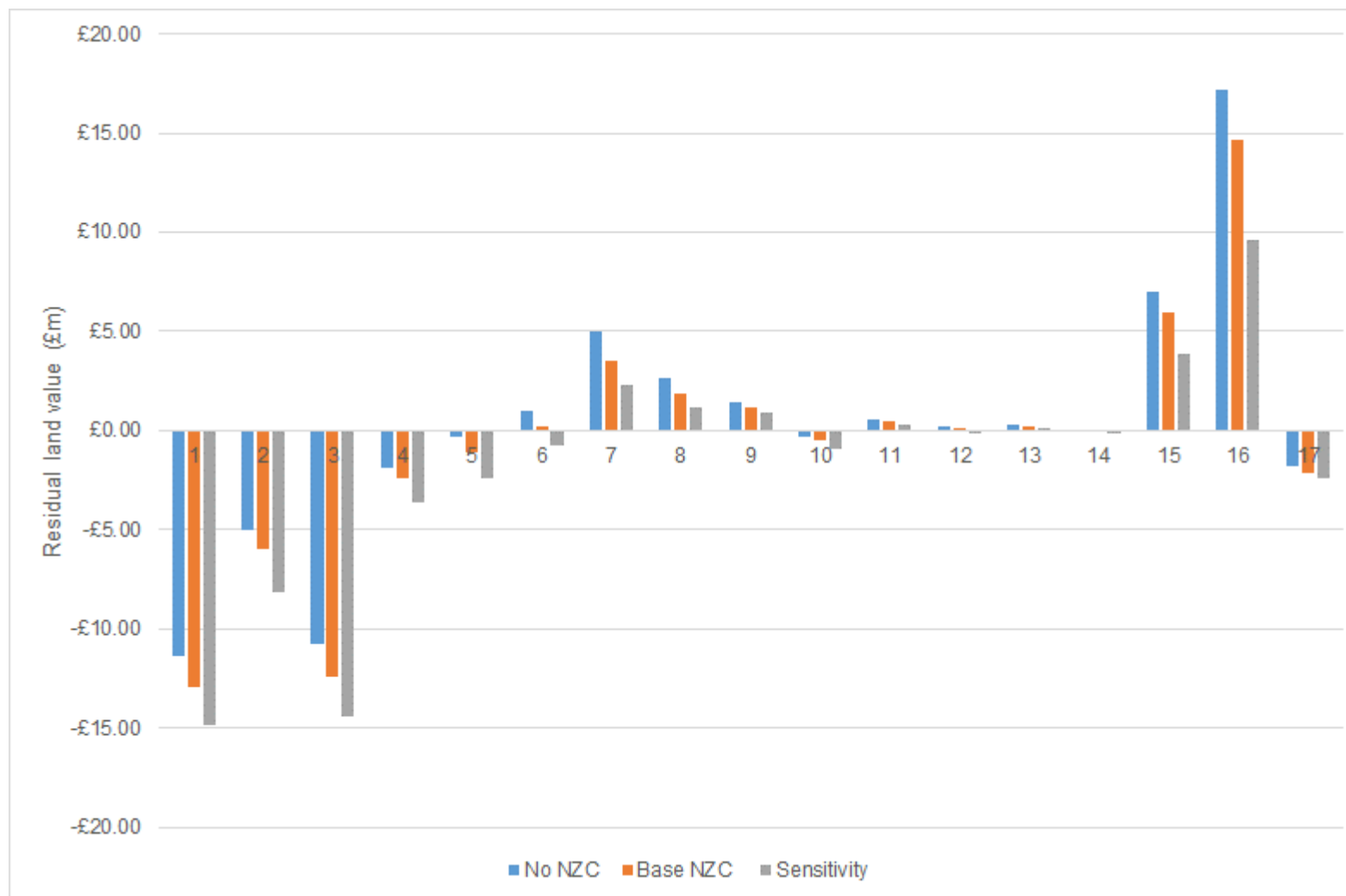


Figure 6.33.4 Impact of operational and embodied net zero carbon costs on residual land values – sales values of £4,096 per square metre (30% affordable housing)

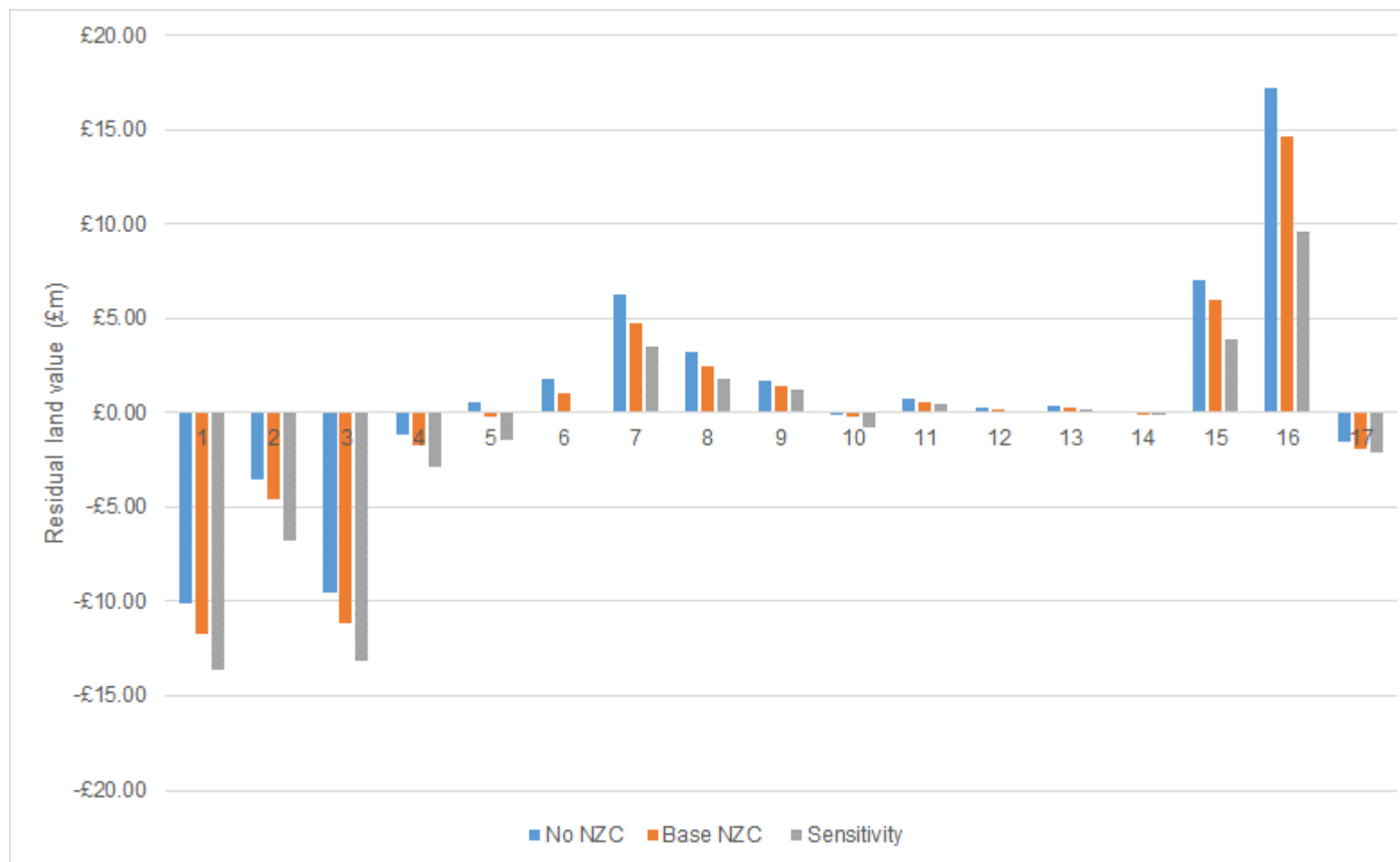


Figure 6.33.5 Impact of operational and embodied net zero carbon costs on residual land values – sales values of £4,311 per square metre (30% affordable housing)

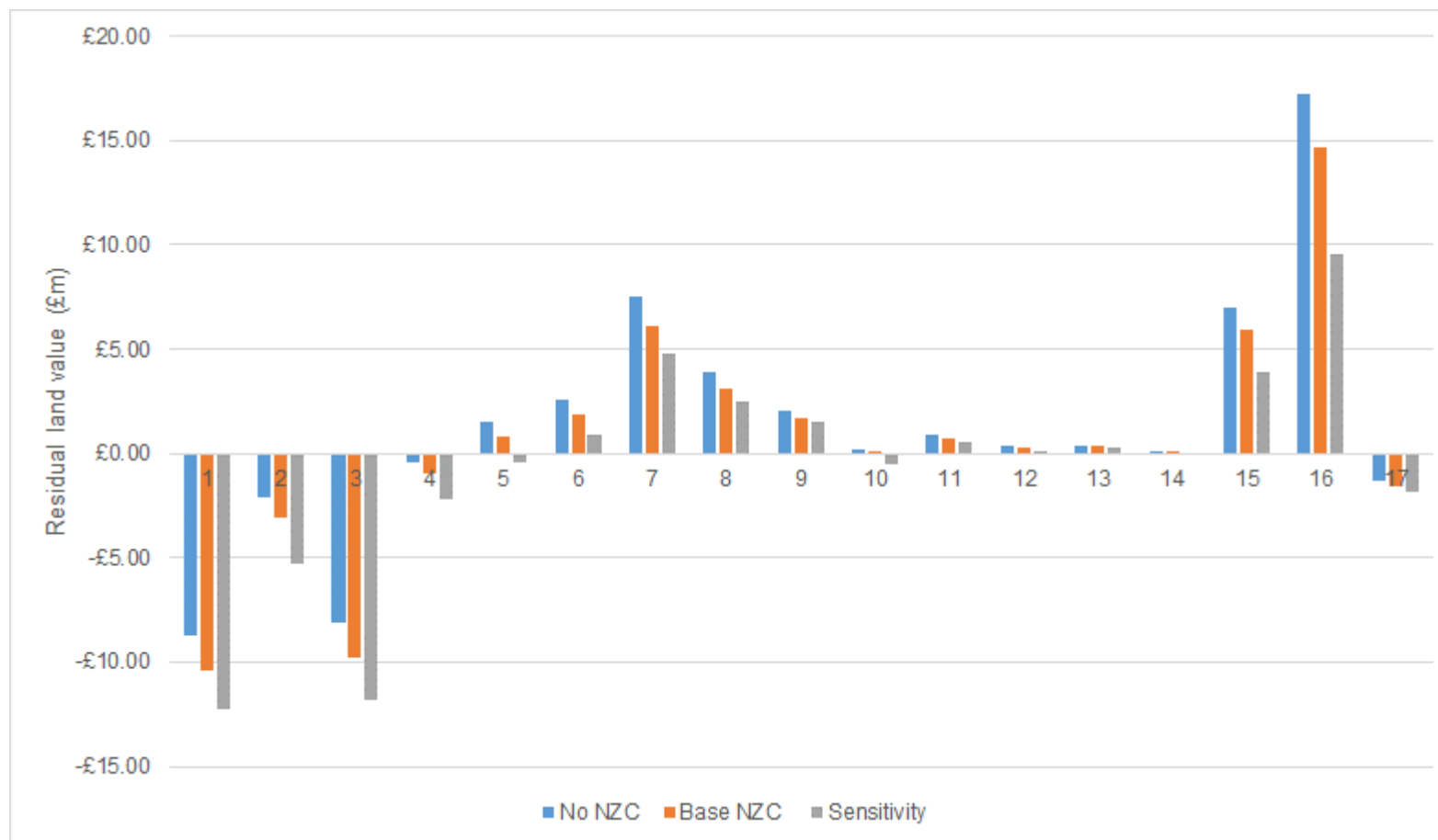


Figure 6.33.6 Impact of operational and embodied net zero carbon costs on residual land values – sales values of £4,525 per square metre (30% affordable housing)

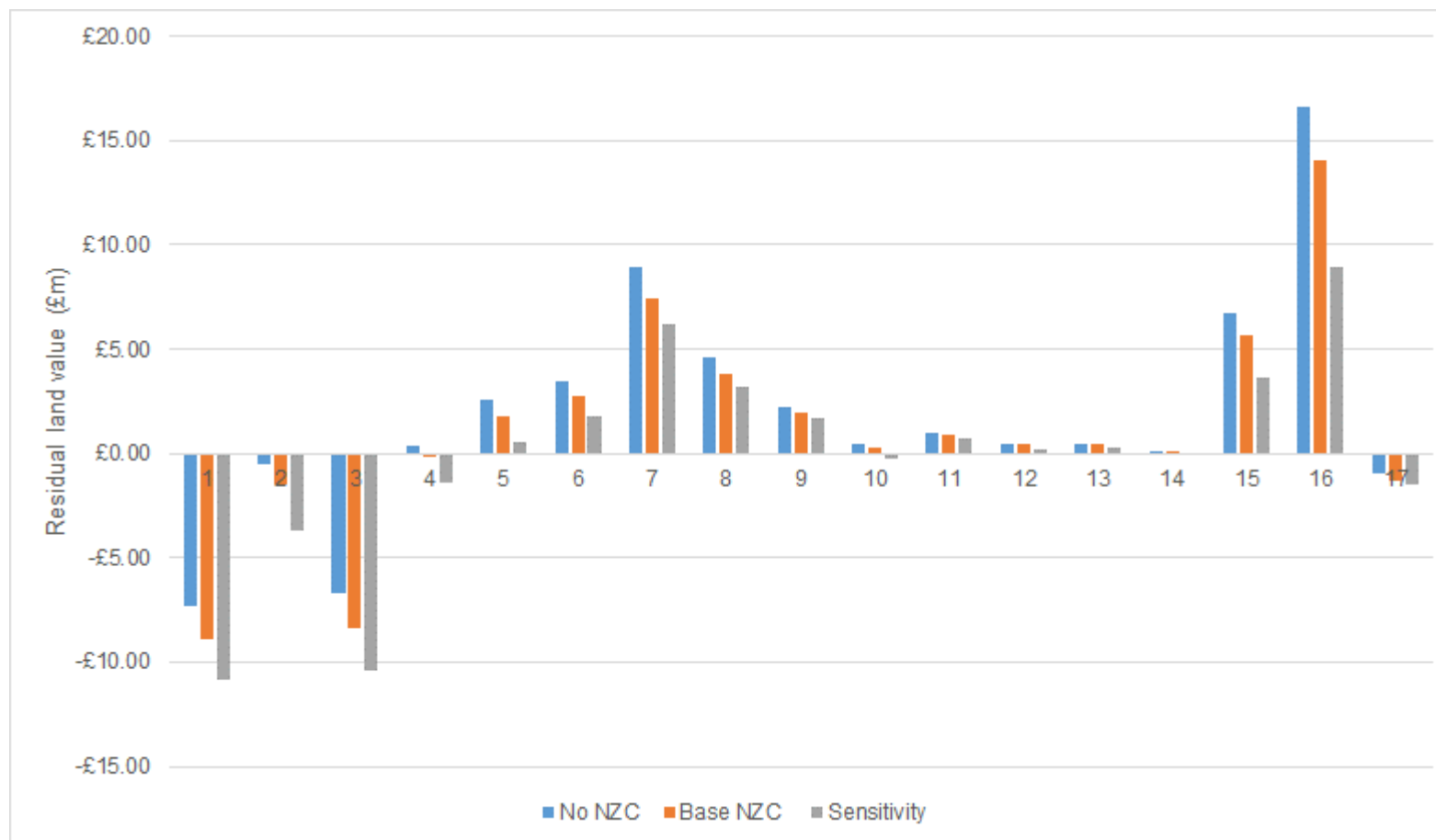


Figure 6.33.7 Impact of operational and embodied net zero carbon costs on residual land values – sales values of £4,739 per square metre (30% affordable housing)

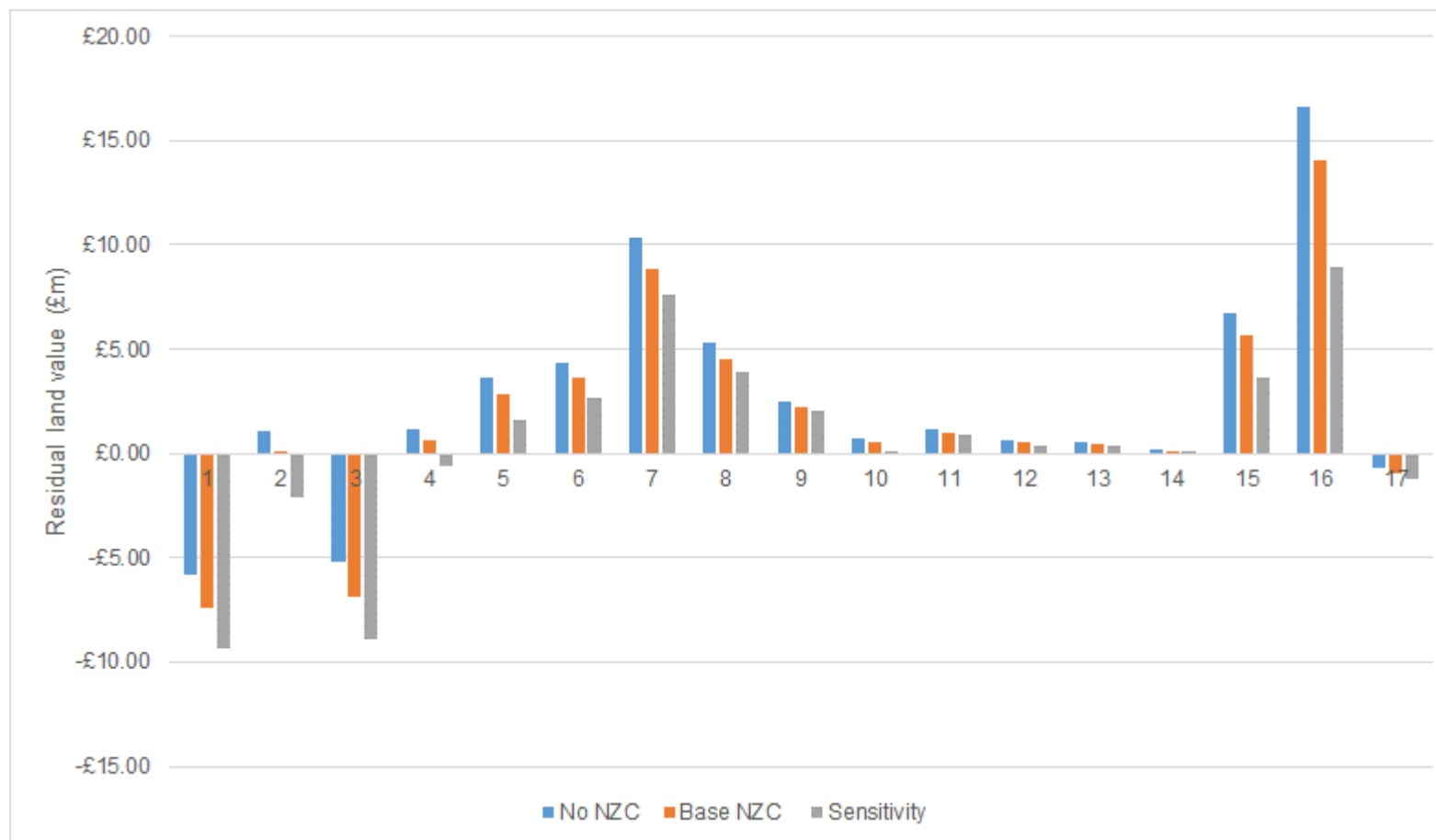


Figure 6.33.8 Impact of operational and embodied net zero carbon costs on residual land values – sales values of £4,954 per square metre (30% affordable housing)

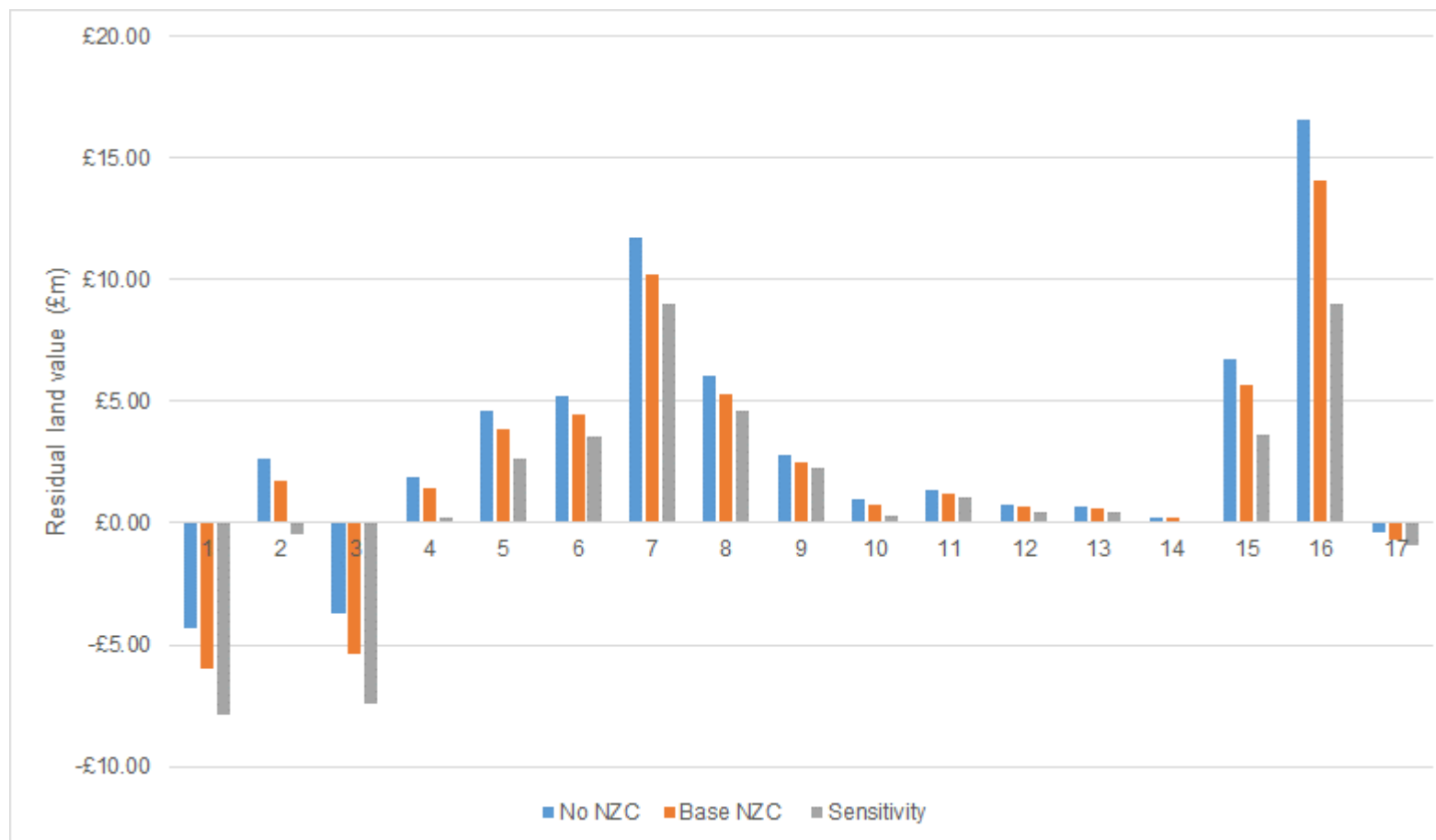
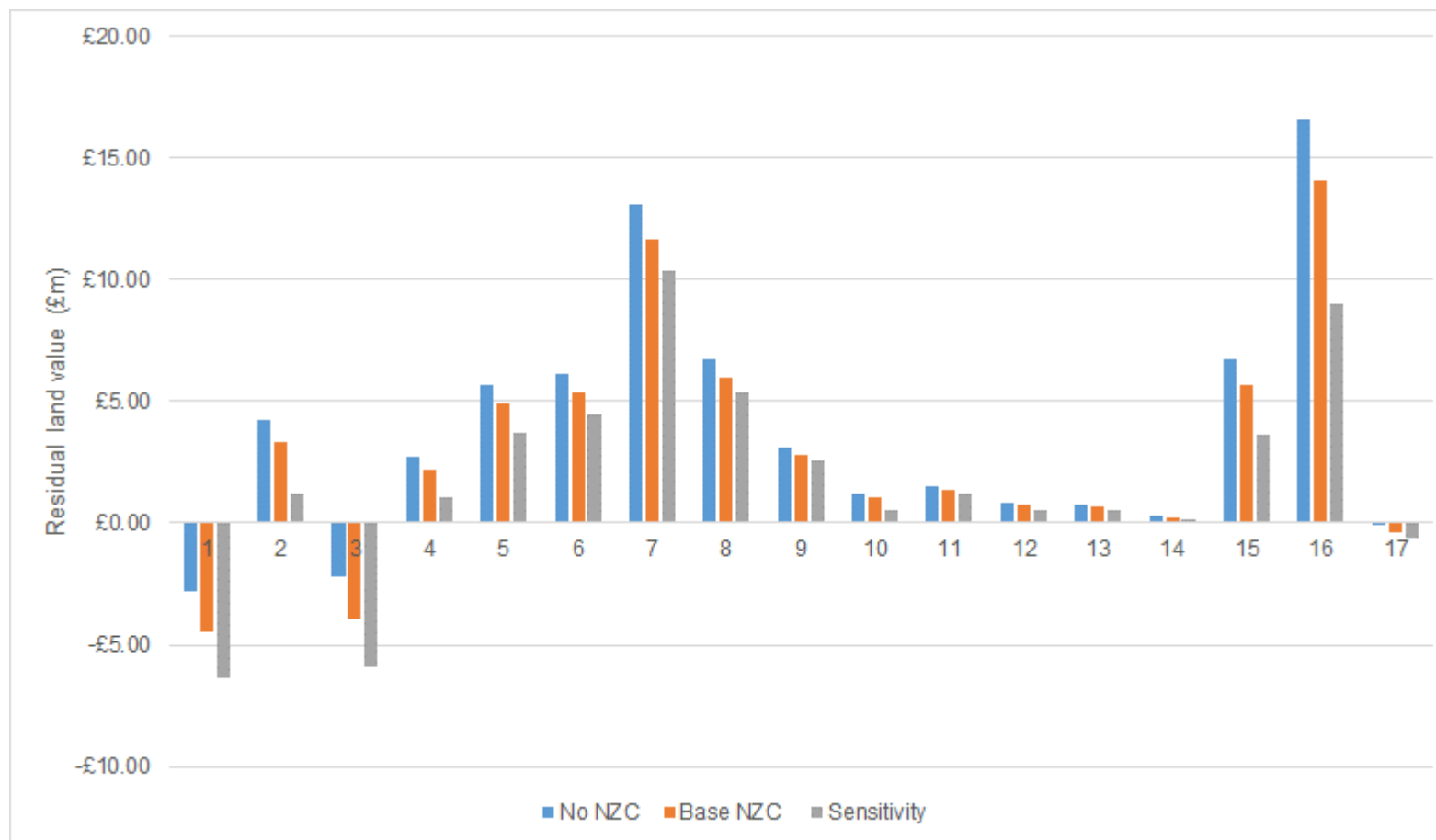


Figure 6.33.9 Impact of operational and embodied net zero carbon costs on residual land values – sales values of £5,198 per square metre (30% affordable housing)



Accessibility requirements

- 6.39 Policies H8 and H9 set out requirements for accessible and fully wheelchair accessible units, as follows:

Older persons housing (H8)

- Extra care schemes:
 - All tenures: 50% of dwellings to meet M4(3)
 - Within this, private dwellings to meet M4(3)a and affordable dwellings M4(3)b.
 - All tenures: remaining 50% of dwellings to meet M4(2).
- All other older persons housing schemes:
 - All tenures: 10% of dwellings to meet M4(3)
 - Within this, private dwellings to meet M4(3)a and affordable dwellings M4(3)b.
 - All tenures: remaining 90% of dwellings to meet M4(2)

General purpose housing (9 or fewer dwellings) (H9)

- All tenures: 100% M4(2)

General purpose housing (10 or more dwellings) (H9)

- All tenures: 10% of dwellings to meet M4(3)
- Within this, private dwellings to meet M4(3)a and affordable dwellings M4(3)b.
- All tenures: remaining 90% of dwellings to meet M4(2).

- 6.40 The appraisal results in all the preceding sections incorporate the costs of achieving this standards. We have also run separate appraisals to isolate the impact of the requirement on the residual land value generated by developments. The results of these appraisals and the change in residual land values are summarised in Table 6.40.1 (all of which assume 30% affordable housing). Although this shows that the impact can sometimes be significant, this is because sites which generate very low starting residual land values can be significantly impacted by relatively small costs. In the main, the impact on residual land values is relatively modest.

Space standards

- 6.41 Emerging policy DC1 'Liveability in residential development including space standards' requires that homes intended for long term occupation (within Use Class C3) should provide sufficient space for everyday activities and to enable flexibility and adaptability by complying with the Nationally Described Space Standards ('NDSS') published by (then) Department for Communities and Local Government in 2015.
- 6.42 The NDSS broadly reflects the sizes of units that developers typically bring forward, particularly following the Coronavirus pandemic which resulted in reduced demand for very small residential units. The NDSS standard is widely applied by local planning authorities and has not had any demonstrable impact on scheme viability.
- 6.43 All of the appraisal outputs in the preceding sections incorporate sufficient net internal floorspace to accommodate the unit sizes in the NDSS.

Table 6.40.1: Impact of accessibility requirements on residual land values (all appraisals assume 30% affordable housing and operational NZC costs)

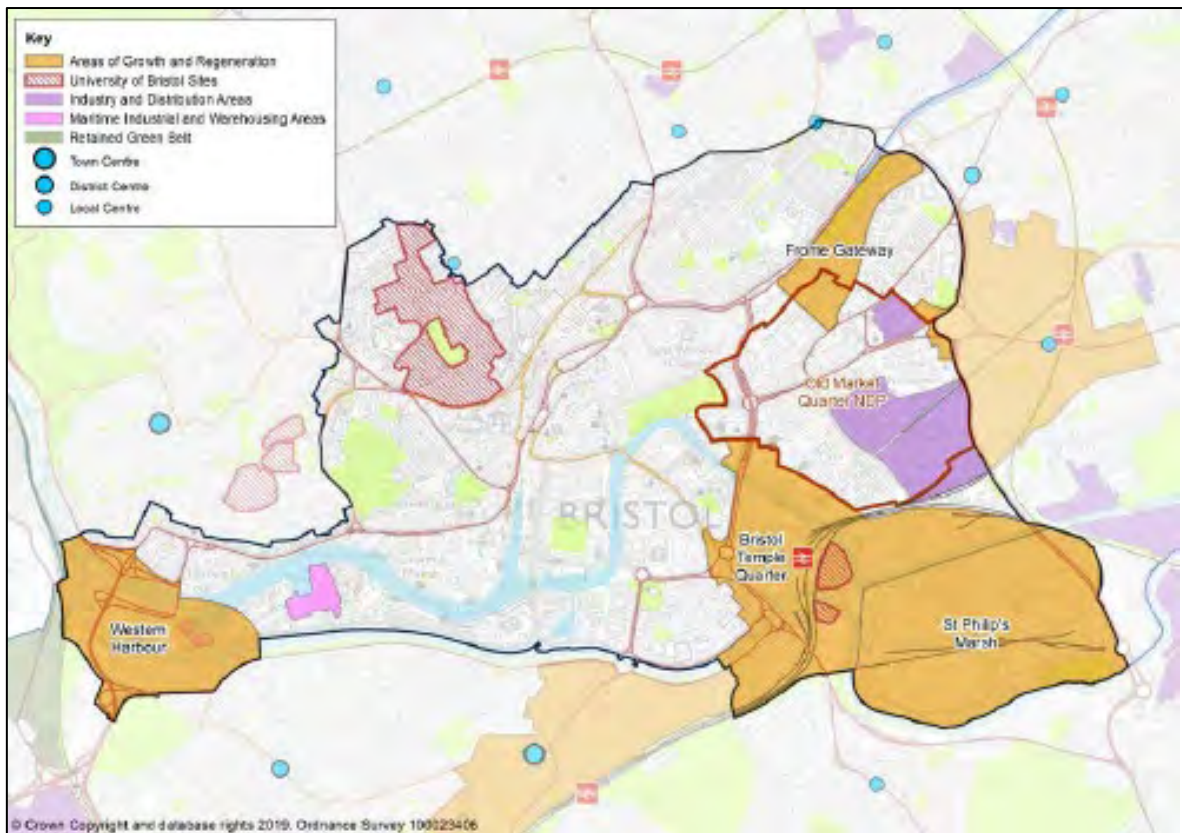
Description	Value A (£3,453)			Value B (£3,667)			Value C (£3,882)			Value D (£4,096)			Value E (£4,311)			Value F (£4,525)			Value G (£4,739)			Value H (£4,954)			Value I (£5,168)		
	No Access	With Access	Change	No Access	With Access	Change	No Access	With Access	Change	No Access	With Access	Change	No Access	With Access	Change	No Access	With Access	Change	No Access	With Access	Change	No Access	With Access	Change	No Access	With Access	Change
1 High Density flats 6+ storeys (200 units)	-15.56	-15.96	-3%	-13.94	-14.34	-3%	-12.59	-12.98	-3%	-11.31	-11.71	-3%	-9.97	-10.37	-4%	-8.53	-8.93	-5%	-7.04	-7.44	-6%	-5.56	-5.95	-7%	-4.07	-4.46	-10%
2 High Density flats 5 storeys (200 units)	-8.82	-9.23	-5%	-7.06	-7.47	-6%	-5.56	-5.97	-7%	-4.14	-4.55	-10%	-2.65	-3.06	-15%	-1.10	-1.51	-37%	0.52	0.12	-77%	2.12	1.72	-19%	3.71	3.31	-11%
3 High Density flats 6+ storeys MU (200 units)	-15.01	-15.40	-3%	-13.39	-13.78	-3%	-12.03	-12.43	-3%	-10.76	-11.15	-4%	-9.42	-9.81	-4%	-7.98	-8.37	-5%	-6.49	-6.88	-6%	-5.00	-5.40	-8%	-3.51	-3.91	-11%
4 High Density flats 5 storeys MU (200 units)	-3.85	-4.06	-5%	-2.98	-3.18	-7%	-2.23	-2.43	-9%	-1.52	-1.72	-13%	-0.77	-0.98	-26%	0.00	-0.20	-4094%	0.81	0.61	-25%	1.60	1.40	-12%	2.39	2.19	-8%
5 Medium Density - 75% flats, 25% houses (100 units)	-3.03	-3.27	-8%	-1.88	-2.12	-13%	-0.89	-1.13	-27%	0.05	-0.19	-517%	1.01	0.77	-23%	2.03	1.79	-12%	3.08	2.85	-8%	4.12	3.89	-6%	5.16	4.93	-5%
6 Medium Density - 50% flats, 50% houses (75 units)	-1.38	-1.57	-14%	-0.40	-0.59	-48%	0.43	0.24	-44%	1.21	1.02	-16%	2.03	1.84	-9%	2.90	2.72	-6%	3.79	3.60	-5%	4.67	4.48	-4%	5.55	5.37	-3%
7 Low Density - 100% houses (100 units)	1.03	0.76	-26%	2.53	2.26	-11%	3.82	3.55	-7%	5.05	4.78	-5%	6.34	6.07	-4%	7.73	7.46	-3%	9.12	8.86	-3%	10.51	10.24	-3%	11.89	11.63	-2%
8 Low Density - 100% houses (50 units)	0.53	0.39	-26%	1.30	1.17	-11%	1.97	1.84	-7%	2.61	2.47	-5%	3.27	3.13	-4%	3.98	3.85	-3%	4.70	4.56	-3%	5.41	5.28	-3%	6.13	5.99	-2%
9 Low Density - 100% houses (25 units)	0.63	0.61	-2%	0.91	0.89	-2%	1.19	1.17	-1%	1.46	1.45	-1%	1.74	1.73	-1%	1.98	1.96	-1%	2.26	2.24	-1%	2.53	2.52	-1%	2.81	2.79	-1%
10 Medium Density - 100% flats (25 units)	-0.95	-0.99	-4%	-0.67	-0.71	-5%	-0.43	-0.47	-8%	-0.20	-0.24	-17%	0.04	0.00	-95%	0.28	0.25	-12%	0.54	0.51	-6%	0.80	0.76	-4%	1.05	1.02	-3%
11 Low Density - 100% houses (10 units)	0.13	0.13	6%	0.30	0.29	-3%	0.44	0.43	-2%	0.58	0.57	-1%	0.72	0.71	-1%	0.87	0.86	-1%	1.02	1.02	-1%	1.18	1.17	-1%	1.33	1.32	-1%
12 Medium Density - 100% flats (10 units)	-0.13	-0.14	-11%	-0.01	-0.03	-117%	0.10	0.09	-14%	0.22	0.20	-6%	0.33	0.32	-4%	0.43	0.41	-3%	0.54	0.53	-3%	0.66	0.64	-2%	0.77	0.76	-2%
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	0.03	0.03	12%	0.12	0.12	-4%	0.20	0.19	-2%	0.27	0.26	-2%	0.34	0.34	-1%	0.42	0.42	-1%	0.50	0.50	-1%	0.58	0.58	-1%	0.66	0.66	-1%
14 Small flatted (no AH) - flats - 0.05 hectare (5 units)	-0.18	-0.19	-4%	-0.12	-0.12	6%	-0.07	-0.07	11%	-0.02	-0.02	42%	0.03	0.03	-21%	0.09	0.08	-8%	0.14	0.14	-5%	0.20	0.19	-4%	0.26	0.25	-3%
15 Student housing scheme (studios) - 325 units	5.96	5.96	0%	5.96	5.96	0%	5.96	5.96	0%	5.96	5.96	0%	5.96	5.96	0%	5.70	5.70	0%	5.70	5.70	0%	5.70	5.70	0%	5.70	5.70	0%
16 Student housing scheme (4 bed clusters) - 200 flats	14.67	14.67	0%	14.67	14.67	0%	14.67	14.67	0%	14.67	14.67	0%	14.67	14.67	0%	14.04	14.04	0%	14.04	14.04	0%	14.04	14.04	0%	14.04	14.04	0%
17 Extra Care C3 scheme - 100% flats (60 units)	-2.54	-2.77	-9%	-2.20	-2.43	-10%	-1.91	-2.14	-12%	-1.64	-1.88	-14%	-1.36	-1.59	-17%	-1.06	-1.29	-22%	-0.75	-0.98	-31%	-0.44	-0.67	-52%	-0.13	-0.36	-180%

7 Areas of growth

7.1 The emerging Local Plan identifies 'areas of growth and regeneration' which comprise focused regeneration in specific areas within the City. The emerging Local Plan indicates that these growth areas will be capable of accommodating significant new housing development. The growth areas are summarised as follows:

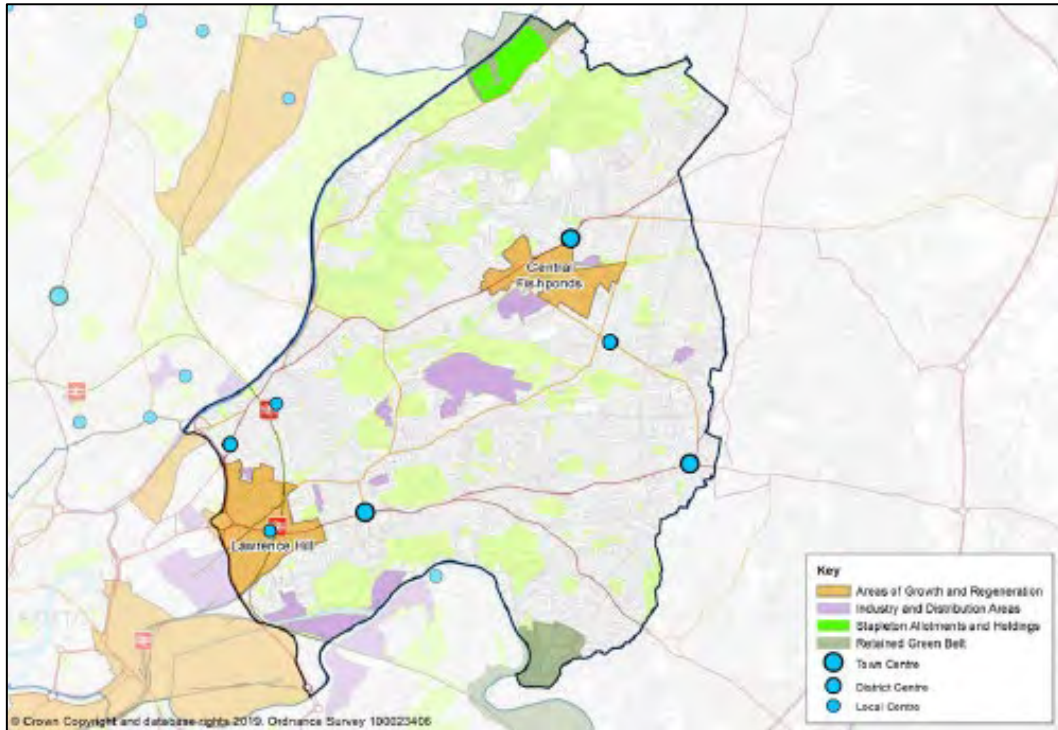
■ **Central Bristol:**

- Bristol Temple Quarter (Policy DS2);
- St Philip's Marsh (Policy DS3);
- Western Harbour (Policy DS4); and
- Frome Gateway (Policy DS5).



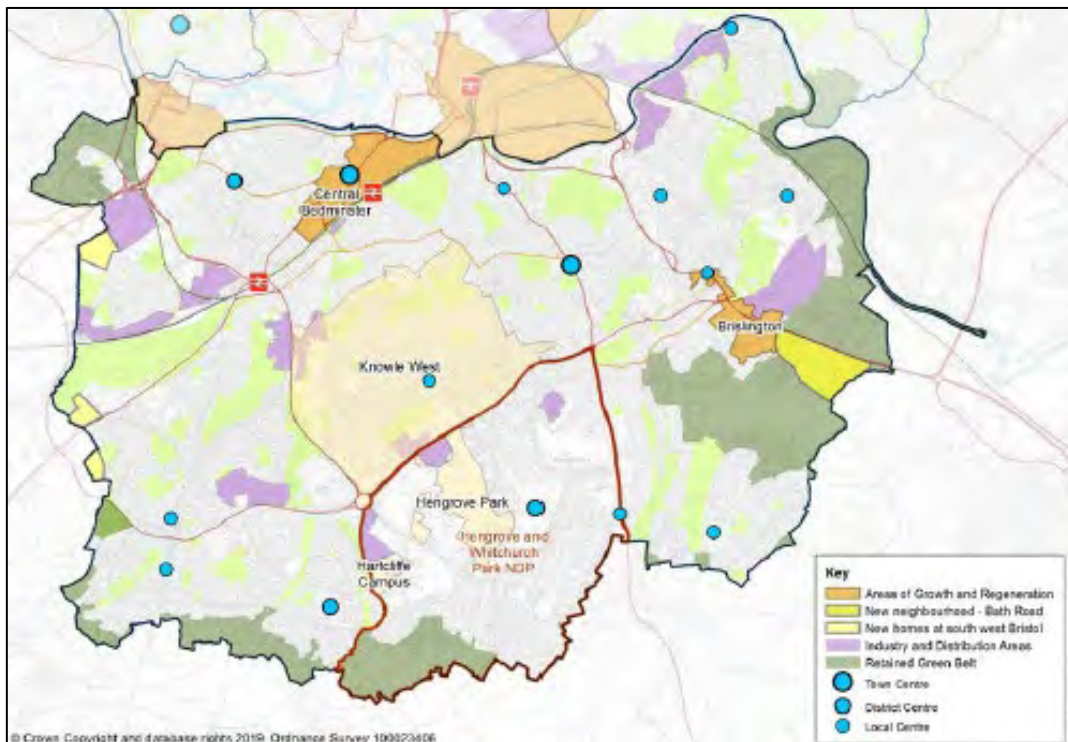
■ East Bristol:

- Lawrence Hill (Policy DS6); and
- Central Fishponds (Policy DS7).



South Bristol:

- Central Bedminster (Policy DS8); and
- Brislington (Policy DS9).



- 7.2 We have adopted development typologies and other appraisal inputs that are consistent with those applied to the 'area wide' appraisals discussed in the previous section. However, we have collected sales value data for the individual growth areas (where available) or from the immediately surrounding areas. This analysis is summarised in Table 7.2.1. We have run appraisals using mean, upper quartile and new build only values and the outputs are summarised in tables 7.2.2 to 7.2.9.

Table 7.2.1: Growth area sales values analysis (£s per square metre)

	No of new props	No of existing props	Median	Mean	Upper quartile	Lower quartile	Mean - new only	Mean - existing only	Premium
Bristol Temple Qtr	5	173	5,506	5,535	5,913	5,090	5,089	5,548	-8%
St Phillips Marsh	28	138	5,186	5,115	5,726	4,458	5,413	5,055	7%
Western Harbour	18	158	5,412	5,487	6,136	4,791	5,176	5,523	-6%
Frome Gateway	78	85	4,797	4,912	5,561	4,190	5,403	4,461	21%
Lawrence Hill	12	169	4,003	4,088	4,490	3,590	3,527	4,128	-15%
Fishponds	29	152	3,902	3,950	4,249	3,486	4,275	3,888	10%
Central Bedminster	59	129	4,553	4,653	5,048	4,272	4,839	4,567	6%
Brislington	53	129	4,214	4,203	4,699	3,650	4,747	3,980	19%
						Ave all	4,808	4,644	4%

Table 7.2.2: Bristol Temple Quay appraisal results

BRISTOL TEMPLE QUARTER Sales value £5,535 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -
Mean sales values

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£2.79	£0.74	-£0.37	-£1.50	-£2.62	-£3.74	-£4.30	-£4.87	
2 High Density flats 5 storeys	200	£2.79	£8.94	£7.75	£6.56	£5.36	£4.16	£3.56	£2.95	
3 High Density flats 6+ storeys MU	200	£2.79	£1.29	£0.18	-£0.94	-£2.07	-£3.19	-£3.75	-£4.31	
4 High Density flats 5 storeys MU	100	£2.79	£5.01	£4.41	£3.82	£3.22	£2.62	£2.32	£2.01	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£8.96	£8.08	£7.19	£6.29	£5.40	£4.95	£4.50	

BLVs	BLV per ha
Industrial	£2,789,323
Cleared or undeveloped land	£500,000

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£0.50	£0.74	-£0.37	-£1.50	-£2.62	-£3.74	-£4.30	-£4.87	
2 High Density flats 5 storeys	200	£0.50	£8.94	£7.75	£6.56	£5.36	£4.16	£3.56	£2.95	
3 High Density flats 6+ storeys MU	200	£0.50	£1.29	£0.18	-£0.94	-£2.07	-£3.19	-£3.75	-£4.31	
4 High Density flats 5 storeys MU	100	£0.50	£5.01	£4.41	£3.82	£3.22	£2.62	£2.32	£2.01	
5 Medium Density - 75% flats, 25% houses	100	£0.50	£8.96	£8.08	£7.19	£6.29	£5.40	£4.95	£4.50	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

BRISTOL TEMPLE QUARTER Sales value £5,913 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -
Upper Quartile Sales values

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£2.79	£3.41	£2.04	£0.66	-£0.72	-£2.12	-£2.81	-£3.51	
2 High Density flats 5 storeys	200	£2.79	£11.95	£10.47	£8.97	£7.47	£5.97	£5.22	£4.46	
3 High Density flats 6+ storeys MU	200	£2.79	£3.95	£2.58	£1.21	-£0.17	-£1.56	-£2.26	-£2.96	
4 High Density flats 5 storeys MU	100	£2.79	£6.52	£5.77	£5.02	£4.28	£3.52	£3.15	£2.77	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£10.98	£9.89	£8.80	£7.70	£6.60	£6.05	£5.50	

BLVs	BLV per ha
Industrial	£2,789,323
Cleared or undeveloped land	£500,000

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£0.50	£3.41	£2.04	£0.66	-£0.72	-£2.12	-£2.81	-£3.51	
2 High Density flats 5 storeys	200	£0.50	£11.95	£10.47	£8.97	£7.47	£5.97	£5.22	£4.46	
3 High Density flats 6+ storeys MU	200	£0.50	£3.95	£2.58	£1.21	-£0.17	-£1.56	-£2.26	-£2.96	
4 High Density flats 5 storeys MU	100	£0.50	£6.52	£5.77	£5.02	£4.28	£3.52	£3.15	£2.77	
5 Medium Density - 75% flats, 25% houses	100	£0.50	£10.98	£9.89	£8.80	£7.70	£6.60	£6.05	£5.50	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

BRISTOL TEMPLE QUARTER Sales value £5,089 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -
New build sales values only

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£2.79	-£2.45	-£3.25	-£4.06	-£4.86	-£5.66	-£6.06	-£6.47	
2 High Density flats 5 storeys	200	£2.79	£5.36	£4.55	£3.71	£2.87	£2.02	£1.60	£1.17	
3 High Density flats 6+ storeys MU	200	£2.79	-£1.89	-£2.70	-£3.50	-£4.30	-£5.11	-£5.51	-£5.91	
4 High Density flats 5 storeys MU	100	£2.79	£3.23	£2.81	£2.39	£1.97	£1.55	£1.34	£1.12	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£6.59	£5.94	£5.29	£4.63	£3.97	£3.64	£3.31	

BLVs	BLV per ha
Industrial	£2,789,323
Cleared or undeveloped land	£500,000

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£0.50	-£2.45	-£3.25	-£4.06	-£4.86	-£5.66	-£6.06	-£6.47	
2 High Density flats 5 storeys	200	£0.50	£5.36	£4.55	£3.71	£2.87	£2.02	£1.60	£1.17	
3 High Density flats 6+ storeys MU	200	£0.50	-£1.89	-£2.70	-£3.50	-£4.30	-£5.11	-£5.51	-£5.91	
4 High Density flats 5 storeys MU	100	£0.50	£3.23	£2.81	£2.39	£1.97	£1.55	£1.34	£1.12	
5 Medium Density - 75% flats, 25% houses	100	£0.50	£6.59	£5.94	£5.29	£4.63	£3.97	£3.64	£3.31	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

Table 7.2.3: St Phillips Marsh appraisal results

ST PHILLIPS MARSH Sales value £5,115 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -
Mean sales values

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£2.79	-£2.26	-£3.08	-£3.91	-£4.73	-£5.55	-£5.96	-£6.37	
2 High Density flats 5 storeys	200	£2.79	£5.58	£4.73	£3.88	£3.01	£2.15	£1.71	£1.28	
3 High Density flats 6+ storeys MU	200	£2.79	-£1.71	-£2.53	-£3.35	-£4.17	-£5.00	-£5.41	-£5.82	
4 High Density flats 5 storeys MU	100	£2.79	£3.33	£2.90	£2.48	£2.05	£1.61	£1.39	£1.18	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£6.73	£6.06	£5.40	£4.73	£4.05	£3.72	£3.38	

BLVs	BLV per ha
Industrial	£2,789,323
Cleared or undeveloped land	£500,000

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (€m)						
Description	No of units	BLV (€ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys	200	€0.50	-€2.26	-€3.08	-€3.91	-€4.73	-€5.55	-€5.96	-€6.37
2 High Density flats 5 storeys	200	€0.50	€5.58	€4.73	€3.88	€3.01	€2.15	€1.71	€1.28
3 High Density flats 6+ storeys MU	200	€0.50	-€1.71	-€2.53	-€3.35	-€4.17	-€5.00	-€5.41	-€5.82
4 High Density flats 5 storeys MU	100	€0.50	€3.33	€2.90	€2.48	€2.05	€1.61	€1.39	€1.18
5 Medium Density - 75% flats, 25% houses	100	€0.50	€6.73	€6.06	€5.40	€4.73	€4.05	€3.72	€3.38

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

ST PHILLIPS MARSH Sales value £5,726 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -
Upper quartile sales values

BLV: INDUSTRIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys	200	£2.79	£2.09	£0.85	-£0.40	-£1.66	-£2.92	-£3.55	-£4.18
2 High Density flats 5 storeys	200	£2.79	£10.46	£9.12	£7.78	£6.43	£5.07	£4.39	£3.71
3 High Density flats 6+ storeys MU	200	£2.79	£2.64	£1.39	£0.15	-£1.11	-£2.37	-£3.00	-£3.63
4 High Density flats 5 storeys MU	100	£2.79	£5.77	£5.10	£4.43	£3.75	£3.08	£2.74	£2.40
5 Medium Density - 75% flats, 25% houses	100	£2.79	£9.98	£8.99	£8.00	£7.01	£6.01	£5.51	£5.00

BLVs	BLV per ha
Industrial	£2,789,323
Cleared or undeveloped land	£500,000

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£0.50	£2.09	£0.85	-£0.40	-£1.66	-£2.92	-£3.55	-£4.18	
2 High Density flats 5 storeys	200	£0.50	£10.46	£9.12	£7.78	£6.43	£5.07	£4.39	£3.71	
3 High Density flats 6+ storeys MU	200	£0.50	£2.64	£1.39	£0.15	-£1.11	-£2.37	-£3.00	-£3.63	
4 High Density flats 5 storeys MU	100	£0.50	£5.77	£5.10	£4.43	£3.75	£3.08	£2.74	£2.40	
5 Medium Density - 75% flats, 25% houses	100	£0.50	£9.98	£8.99	£8.00	£7.01	£6.01	£5.51	£5.00	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

ST PHILLIPS MARSH Sales value £5,413 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -
New build sales values only

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£2.79	-£0.13	-£1.16	-£2.20	-£3.23	-£4.27	-£4.79	-£5.30	
2 High Density flats 5 storeys	200	£2.79	£7.96	£6.87	£5.78	£4.68	£3.58	£3.02	£2.47	
3 High Density flats 6+ storeys MU	200	£2.79	£0.42	-£0.61	-£1.64	-£2.68	-£3.71	-£4.23	-£4.75	
4 High Density flats 5 storeys MU	100	£2.79	£4.52	£3.98	£3.43	£2.88	£2.33	£2.05	£1.77	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£8.31	£7.49	£6.67	£5.84	£5.01	£4.59	£4.17	

BLVs	BLV per ha
Industrial	£2,789,323
Cleared or undeveloped land	£500,000

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys	200	£0.50	-£0.13	-£1.16	-£2.20	-£3.23	-£4.27	-£4.79	-£5.30
2 High Density flats 5 storeys	200	£0.50	£7.96	£6.87	£5.78	£4.68	£3.58	£3.02	£2.47
3 High Density flats 6+ storeys MU	200	£0.50	£0.42	-£0.61	-£1.64	-£2.68	-£3.71	-£4.23	-£4.75
4 High Density flats 5 storeys MU	100	£0.50	£4.52	£3.98	£3.43	£2.88	£2.33	£2.05	£1.77
5 Medium Density - 75% flats, 25% houses	100	£0.50	£8.31	£7.49	£6.67	£5.84	£5.01	£4.59	£4.17

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

Table 7.2.4: Western Harbour appraisal results

WESTERN HARBOUR Sales value £5,487 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -

Mean sales values

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys	200	£6.58	£0.40	-£0.68	-£1.77	-£2.86	-£3.95	-£4.49	-£5.04
2 High Density flats 5 storeys	200	£6.58	£8.55	£7.40	£6.25	£5.09	£3.93	£3.35	£2.76
3 High Density flats 6+ storeys MU	200	£6.58	£0.95	-£0.13	-£1.22	-£2.31	-£3.40	-£3.94	-£4.48
4 High Density flats 5 storeys MU	100	£6.58	£4.82	£4.24	£3.66	£3.09	£2.50	£2.21	£1.92
5 Medium Density - 75% flats, 25% houses	100	£6.58	£8.71	£7.85	£6.98	£6.11	£5.24	£4.81	£4.37

BLVs	BLV per ha
Existing residential	£6,584,400
Industrial	£2,789,323
Cleared or undeveloped land	£500,000

BLV: INDUSTRIAL			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys	200	£2.79	£0.40	-£0.68	-£1.77	-£2.86	-£3.95	-£4.49	-£5.04
2 High Density flats 5 storeys	200	£2.79	£8.55	£7.40	£6.25	£5.09	£3.93	£3.35	£2.76
3 High Density flats 6+ storeys MU	200	£2.79	£0.95	-£0.13	-£1.22	-£2.31	-£3.40	-£3.94	-£4.48
4 High Density flats 5 storeys MU	100	£2.79	£4.82	£4.24	£3.66	£3.09	£2.50	£2.21	£1.92
5 Medium Density - 75% flats, 25% houses	100	£2.79	£8.71	£7.85	£6.98	£6.11	£5.24	£4.81	£4.37

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys	200	£0.50	£0.40	-£0.68	-£1.77	-£2.86	-£3.95	-£4.49	-£5.04
2 High Density flats 5 storeys	200	£0.50	£8.55	£7.40	£6.25	£5.09	£3.93	£3.35	£2.76
3 High Density flats 6+ storeys MU	200	£0.50	£0.95	-£0.13	-£1.22	-£2.31	-£3.40	-£3.94	-£4.48
4 High Density flats 5 storeys MU	100	£0.50	£4.82	£4.24	£3.66	£3.09	£2.50	£2.21	£1.92
5 Medium Density - 75% flats, 25% houses	100	£0.50	£8.71	£7.85	£6.98	£6.11	£5.24	£4.81	£4.37

WESTERN HARBOUR Sales value £6,136 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -

Upper quartile sales values

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys	200	£7.36	£4.97	£3.45	£1.92	£0.39	-£1.16	-£1.93	-£2.71
2 High Density flats 5 storeys	200	£7.36	£13.73	£12.07	£10.40	£8.72	£7.04	£6.19	£5.35
3 High Density flats 6+ storeys MU	200	£7.36	£5.51	£3.99	£2.47	£0.94	-£0.60	-£1.38	-£2.16
4 High Density flats 5 storeys MU	100	£7.36	£7.41	£6.57	£5.74	£4.90	£4.06	£3.64	£3.21
5 Medium Density - 75% flats, 25% houses	100	£7.36	£12.16	£10.96	£9.75	£8.53	£7.32	£6.71	£6.10

BLVs	BLV per ha
Existing residential	£7,363,200
Industrial	£2,789,323
Cleared or undeveloped land	£500,000

BLV: INDUSTRIAL			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys	200	£2.79	£4.97	£3.45	£1.92	£0.39	-£1.16	-£1.93	-£2.71
2 High Density flats 5 storeys	200	£2.79	£13.73	£12.07	£10.40	£8.72	£7.04	£6.19	£5.35
3 High Density flats 6+ storeys MU	200	£2.79	£5.51	£3.99	£2.47	£0.94	-£0.60	-£1.38	-£2.16
4 High Density flats 5 storeys MU	100	£2.79	£7.41	£6.57	£5.74	£4.90	£4.06	£3.64	£3.21
5 Medium Density - 75% flats, 25% houses	100	£2.79	£12.16	£10.96	£9.75	£8.53	£7.32	£6.71	£6.10

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys	200	£0.50	£4.97	£3.45	£1.92	£0.39	-£1.16	-£1.93	-£2.71
2 High Density flats 5 storeys	200	£0.50	£13.73	£12.07	£10.40	£8.72	£7.04	£6.19	£5.35
3 High Density flats 6+ storeys MU	200	£0.50	£5.51	£3.99	£2.47	£0.94	-£0.60	-£1.38	-£2.16
4 High Density flats 5 storeys MU	100	£0.50	£7.41	£6.57	£5.74	£4.90	£4.06	£3.64	£3.21
5 Medium Density - 75% flats, 25% houses	100	£0.50	£12.16	£10.96	£9.75	£8.53	£7.32	£6.71	£6.10

WESTERN HARBOUR Sales value £5,176 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -

New build sales values only

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys	200	£6.21	-£1.82	-£2.69	-£3.56	-£4.42	-£5.29	-£5.72	-£6.15
2 High Density flats 5 storeys	200	£6.21	£6.07	£5.17	£4.27	£3.36	£2.44	£1.98	£1.52
3 High Density flats 6+ storeys MU	200	£6.21	-£1.27	-£2.14	-£3.00	-£3.87	-£4.73	-£5.17	-£5.60
4 High Density flats 5 storeys MU	100	£6.21	£3.57	£3.12	£2.67	£2.22	£1.76	£1.53	£1.30
5 Medium Density - 75% flats, 25% houses	100	£6.21	£7.05	£6.36	£5.66	£4.96	£4.25	£3.90	£3.54

BLVs	BLV per ha
Existing residential	£6,211,200
Industrial	£2,789,323
Cleared or undeveloped land	£500,000

BLV: INDUSTRIAL			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys	200	£2.79	-£1.82	-£2.69	-£3.56	-£4.42	-£5.29	-£5.72	-£6.15
2 High Density flats 5 storeys	200	£2.79	£6.07	£5.17	£4.27	£3.36	£2.44	£1.98	£1.52
3 High Density flats 6+ storeys MU	200	£2.79	-£1.27	-£2.14	-£3.00	-£3.87	-£4.73	-£5.17	-£5.60
4 High Density flats 5 storeys MU	100	£2.79	£3.57	£3.12	£2.67	£2.22	£1.76	£1.53	£1.30
5 Medium Density - 75% flats, 25% houses	100	£2.79	£7.05	£6.36	£5.66	£4.96	£4.25	£3.90	£3.54

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys	200	£0.50	-£1.82	-£2.69	-£3.56	-£4.42	-£5.29	-£5.72	-£6.15
2 High Density flats 5 storeys	200	£0.50	£6.07	£5.17	£4.27	£3.36	£2.44	£1.98	£1.52
3 High Density flats 6+ storeys MU	200	£0.50	-£1.27	-£2.14	-£3.00	-£3.87	-£4.73	-£5.17	-£5.60
4 High Density flats 5 storeys MU	100	£0.50	£3.57	£3.12	£2.67	£2.22	£1.76	£1.53	£1.30
5 Medium Density - 75% flats, 25% houses	100	£0.50	£7.05	£6.36	£5.66	£4.96	£4.25	£3.90	£3.54

Table 7.2.5: Frome Gateway appraisal results

FROME GATEWAY Sales value £4,912 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -

Mean sales values

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£2.79	-£3.72	-£4.39	-£5.07	-£5.75	-£6.42	-£6.76	-£7.10	
2 High Density flats 5 storeys	200	£2.79	£3.96	£3.27	£2.58	£1.88	£1.17	£0.82	£0.46	
3 High Density flats 6+ storeys MU	200	£2.79	-£3.16	-£3.84	-£4.52	-£5.19	-£5.87	-£6.21	-£6.55	
4 High Density flats 5 storeys MU	100	£2.79	£2.52	£2.18	£1.83	£1.48	£1.13	£0.95	£0.77	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£5.65	£5.09	£4.53	£3.97	£3.41	£3.12	£2.84	

BLVs	BLV per ha
Industrial	£2,789,323
Cleared or undeveloped land	£500,000

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£0.50	-£3.72	-£4.39	-£5.07	-£5.75	-£6.42	-£6.76	-£7.10	
2 High Density flats 5 storeys	200	£0.50	£3.96	£3.27	£2.58	£1.88	£1.17	£0.82	£0.46	
3 High Density flats 6+ storeys MU	200	£0.50	-£3.16	-£3.84	-£4.52	-£5.19	-£5.87	-£6.21	-£6.55	
4 High Density flats 5 storeys MU	100	£0.50	£2.52	£2.18	£1.83	£1.48	£1.13	£0.95	£0.77	
5 Medium Density - 75% flats, 25% houses	100	£0.50	£5.65	£5.09	£4.53	£3.97	£3.41	£3.12	£2.84	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

FROME GATEWAY Sales value £5,561 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -

Upper quartile sales values

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£2.79	£0.92	-£0.21	-£1.35	-£2.49	-£3.63	-£4.20	-£4.77	
2 High Density flats 5 storeys	200	£2.79	£9.14	£7.94	£6.72	£5.51	£4.28	£3.67	£3.06	
3 High Density flats 6+ storeys MU	200	£2.79	£1.47	£0.34	-£0.79	-£1.94	-£3.08	-£3.65	-£4.22	
4 High Density flats 5 storeys MU	100	£2.79	£5.11	£4.51	£3.90	£3.29	£2.68	£2.37	£2.07	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£9.10	£8.20	£7.30	£6.39	£5.48	£5.02	£4.57	

BLVs	BLV per ha
Industrial	£2,789,323
Cleared or undeveloped land	£500,000

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£0.50	£0.92	-£0.21	-£1.35	-£2.49	-£3.63	-£4.20	-£4.77	
2 High Density flats 5 storeys	200	£0.50	£9.14	£7.94	£6.72	£5.51	£4.28	£3.67	£3.06	
3 High Density flats 6+ storeys MU	200	£0.50	£1.47	£0.34	-£0.79	-£1.94	-£3.08	-£3.65	-£4.22	
4 High Density flats 5 storeys MU	100	£0.50	£5.11	£4.51	£3.90	£3.29	£2.68	£2.37	£2.07	
5 Medium Density - 75% flats, 25% houses	100	£0.50	£9.10	£8.20	£7.30	£6.39	£5.48	£5.02	£4.57	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

FROME GATEWAY Sales value £5,403 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -

New build sales values only

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£2.79	-£0.20	-£1.23	-£2.25	-£3.28	-£4.31	-£4.83	-£5.34	
2 High Density flats 5 storeys	200	£2.79	£7.88	£6.80	£5.72	£4.62	£3.53	£2.98	£2.43	
3 High Density flats 6+ storeys MU	200	£2.79	£0.35	-£0.67	-£1.70	-£2.73	-£3.76	-£4.27	-£4.79	
4 High Density flats 5 storeys MU	100	£2.79	£4.48	£3.94	£3.40	£2.85	£2.30	£2.03	£1.75	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£8.26	£7.44	£6.63	£5.80	£4.97	£4.56	£4.14	

BLVs	BLV per ha
Industrial	£2,789,323
Cleared or undeveloped land	£500,000

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£0.50	-£0.20	-£1.23	-£2.25	-£3.28	-£4.31	-£4.83	-£5.34	
2 High Density flats 5 storeys	200	£0.50	£7.88	£6.80	£5.72	£4.62	£3.53	£2.98	£2.43	
3 High Density flats 6+ storeys MU	200	£0.50	£0.35	-£0.67	-£1.70	-£2.73	-£3.76	-£4.27	-£4.79	
4 High Density flats 5 storeys MU	100	£0.50	£4.48	£3.94	£3.40	£2.85	£2.30	£2.03	£1.75	
5 Medium Density - 75% flats, 25% houses	100	£0.50	£8.26	£7.44	£6.63	£5.80	£4.97	£4.56	£4.14	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

Table 7.2.6: Lawrence Hill appraisal results

LAWRENCE HILL Sales value £4,088 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -
Mean sales values

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£4.91	-£9.63	-£9.71	-£9.80	-£9.88	-£9.97	-£10.01	-£10.05	
2 High Density flats 5 storeys	200	£4.91	-£2.73	-£2.75	-£2.79	-£2.82	-£2.86	-£2.89	-£2.91	
3 High Density flats 6+ storeys MU	200	£4.91	-£9.07	-£9.16	-£9.24	-£9.33	-£9.41	-£9.46	-£9.50	
4 High Density flats 5 storeys MU	100	£4.91	-£0.81	-£0.82	-£0.84	-£0.86	-£0.88	-£0.89	-£0.90	
5 Medium Density - 75% flats, 25% houses	100	£4.91	£1.22	£1.11	£1.00	£0.88	£0.76	£0.69	£0.63	

BLVs	BLV per ha
Existing residential	£4,905,600
Industrial	£2,789,323
Cleared or undeveloped land	£500,000

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£2.79	-£9.63	-£9.71	-£9.80	-£9.88	-£9.97	-£10.01	-£10.05	
2 High Density flats 5 storeys	200	£2.79	-£2.73	-£2.75	-£2.79	-£2.82	-£2.86	-£2.89	-£2.91	
3 High Density flats 6+ storeys MU	200	£2.79	-£9.07	-£9.16	-£9.24	-£9.33	-£9.41	-£9.46	-£9.50	
4 High Density flats 5 storeys MU	100	£2.79	-£0.81	-£0.82	-£0.84	-£0.86	-£0.88	-£0.89	-£0.90	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£1.22	£1.11	£1.00	£0.88	£0.76	£0.69	£0.63	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£0.50	-£9.63	-£9.71	-£9.80	-£9.88	-£9.97	-£10.01	-£10.05	
2 High Density flats 5 storeys	200	£0.50	-£2.73	-£2.75	-£2.79	-£2.82	-£2.86	-£2.89	-£2.91	
3 High Density flats 6+ storeys MU	200	£0.50	-£9.07	-£9.16	-£9.24	-£9.33	-£9.41	-£9.46	-£9.50	
4 High Density flats 5 storeys MU	100	£0.50	-£0.81	-£0.82	-£0.84	-£0.86	-£0.88	-£0.89	-£0.90	
5 Medium Density - 75% flats, 25% houses	100	£0.50	£1.22	£1.11	£1.00	£0.88	£0.76	£0.69	£0.63	

LAWRENCE HILL Sales value £4,490 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -
Upper quartile sales values

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£5.39	-£6.74	-£7.12	-£7.49	-£7.86	-£8.24	-£8.43	-£8.61	
2 High Density flats 5 storeys	200	£5.39	£0.56	£0.21	-£0.15	-£0.52	-£0.89	-£1.07	-£1.26	
3 High Density flats 6+ storeys MU	200	£5.39	-£6.19	-£6.56	-£6.94	-£7.31	-£7.68	-£7.87	-£8.06	
4 High Density flats 5 storeys MU	100	£5.39	£0.83	£0.65	£0.47	£0.29	£0.11	£0.02	-£0.06	
5 Medium Density - 75% flats, 25% houses	100	£5.39	£3.38	£3.06	£2.73	£2.39	£2.05	£1.88	£1.71	

BLVs	BLV per ha
Existing residential	£5,388,000
Industrial	£2,789,323
Cleared or undeveloped land	£500,000

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£2.79	-£6.74	-£7.12	-£7.49	-£7.86	-£8.24	-£8.43	-£8.61	
2 High Density flats 5 storeys	200	£2.79	£0.56	£0.21	-£0.15	-£0.52	-£0.89	-£1.07	-£1.26	
3 High Density flats 6+ storeys MU	200	£2.79	-£6.19	-£6.56	-£6.94	-£7.31	-£7.68	-£7.87	-£8.06	
4 High Density flats 5 storeys MU	100	£2.79	£0.83	£0.65	£0.47	£0.29	£0.11	£0.02	-£0.06	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£3.38	£3.06	£2.73	£2.39	£2.05	£1.88	£1.71	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£0.50	-£6.74	-£7.12	-£7.49	-£7.86	-£8.24	-£8.43	-£8.61	
2 High Density flats 5 storeys	200	£0.50	£0.56	£0.21	-£0.15	-£0.52	-£0.89	-£1.07	-£1.26	
3 High Density flats 6+ storeys MU	200	£0.50	-£6.19	-£6.56	-£6.94	-£7.31	-£7.68	-£7.87	-£8.06	
4 High Density flats 5 storeys MU	100	£0.50	£0.83	£0.65	£0.47	£0.29	£0.11	£0.02	-£0.06	
5 Medium Density - 75% flats, 25% houses	100	£0.50	£3.38	£3.06	£2.73	£2.39	£2.05	£1.88	£1.71	

LAWRENCE HILL Sales value £3,527 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -
New build sales values only

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£4.23	-£13.65	-£13.33	-£13.02	-£12.70	-£12.38	-£12.22	-£12.07	
2 High Density flats 5 storeys	200	£4.23	-£7.33	-£6.89	-£6.47	-£6.04	-£5.62	-£5.42	-£5.21	
3 High Density flats 6+ storeys MU	200	£4.23	-£13.09	-£12.78	-£12.46	-£12.14	-£11.83	-£11.67	-£11.51	
4 High Density flats 5 storeys MU	100	£4.23	-£3.11	-£2.89	-£2.68	-£2.47	-£2.26	-£2.16	-£2.05	
5 Medium Density - 75% flats, 25% houses	100	£4.23	-£1.83	-£1.63	-£1.44	-£1.26	-£1.07	-£0.98	-£0.89	

BLVs	BLV per ha
Existing residential	£4,232,400
Industrial	£2,789,323
Cleared or undeveloped land	£500,000

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£2.79	-£13.65	-£13.33	-£13.02	-£12.70	-£12.38	-£12.22	-£12.07	
2 High Density flats 5 storeys	200	£2.79	-£7.33	-£6.89	-£6.47	-£6.04	-£5.62	-£5.42	-£5.21	
3 High Density flats 6+ storeys MU	200	£2.79	-£13.09	-£12.78	-£12.46	-£12.14	-£11.83	-£11.67	-£11.51	
4 High Density flats 5 storeys MU	100	£2.79	-£3.11	-£2.89	-£2.68	-£2.47	-£2.26	-£2.16	-£2.05	
5 Medium Density - 75% flats, 25% houses	100	£2.79	-£1.83	-£1.63	-£1.44	-£1.26	-£1.07	-£0.98	-£0.89	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£0.50	-£13.65	-£13.33	-£13.02	-£12.70	-£12.38	-£12.22	-£12.07	
2 High Density flats 5 storeys	200	£0.50	-£7.33	-£6.89	-£6.47	-£6.04	-£5.62	-£5.42	-£5.21	
3 High Density flats 6+ storeys MU	200	£0.50	-£13.09	-£12.78	-£12.46	-£12.14	-£11.83	-£11.67	-£11.51	
4 High Density flats 5 storeys MU	100	£0.50	-£3.11	-£2.89	-£2.68	-£2.47	-£2.26	-£2.16	-£2.05	
5 Medium Density - 75% flats, 25% houses	100	£0.50	-£1.83	-£1.63	-£1.44	-£1.26	-£1.07	-£0.98	-£0.89	

Table 7.2.7: Central Fishponds appraisal results

CENTRAL FISHPONDS Sales value £3,950 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -
Mean sales values

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£1.42	-£10.62	-£10.60	-£10.59	-£10.58	-£10.56	-£10.56	-£10.55	
2 High Density flats 5 storeys	200	£1.42	-£3.86	-£3.77	-£3.69	-£3.61	-£3.54	-£3.51	-£3.48	
3 High Density flats 6+ storeys MU	200	£1.42	-£10.06	-£10.05	-£10.03	-£10.02	-£10.01	-£10.00	-£9.99	
4 High Density flats 5 storeys MU	100	£1.42	-£1.38	-£1.33	-£1.29	-£1.25	-£1.22	-£1.20	-£1.19	
5 Medium Density - 75% flats, 25% houses	100	£1.42	£0.48	£0.44	£0.40	£0.36	£0.31	£0.28	£0.26	

BLVs	BLV per ha
Outer Retail	£1,422,276
Industrial	£2,789,323
Cleared or undeveloped land	£500,000

BLV: OUTER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£2.79	-£10.62	-£10.60	-£10.59	-£10.58	-£10.56	-£10.56	-£10.55	
2 High Density flats 5 storeys	200	£2.79	-£3.86	-£3.77	-£3.69	-£3.61	-£3.54	-£3.51	-£3.48	
3 High Density flats 6+ storeys MU	200	£2.79	-£10.06	-£10.05	-£10.03	-£10.02	-£10.01	-£10.00	-£9.99	
4 High Density flats 5 storeys MU	100	£2.79	-£1.38	-£1.33	-£1.29	-£1.25	-£1.22	-£1.20	-£1.19	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£0.48	£0.44	£0.40	£0.36	£0.31	£0.28	£0.26	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£0.50	-£10.62	-£10.60	-£10.59	-£10.58	-£10.56	-£10.56	-£10.55	
2 High Density flats 5 storeys	200	£0.50	-£3.86	-£3.77	-£3.69	-£3.61	-£3.54	-£3.51	-£3.48	
3 High Density flats 6+ storeys MU	200	£0.50	-£10.06	-£10.05	-£10.03	-£10.02	-£10.01	-£10.00	-£9.99	
4 High Density flats 5 storeys MU	100	£0.50	-£1.38	-£1.33	-£1.29	-£1.25	-£1.22	-£1.20	-£1.19	
5 Medium Density - 75% flats, 25% houses	100	£0.50	£0.48	£0.44	£0.40	£0.36	£0.31	£0.28	£0.26	

CENTRAL FISHPONDS Sales value £4,249 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -
Upper quartile sales values

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£1.42	-£8.47	-£8.67	-£8.87	-£9.07	-£9.28	-£9.38	-£9.48	
2 High Density flats 5 storeys	200	£1.42	-£1.41	-£1.57	-£1.73	-£1.90	-£2.07	-£2.16	-£2.25	
3 High Density flats 6+ storeys MU	200	£1.42	-£7.92	-£8.12	-£8.32	-£8.52	-£8.72	-£8.82	-£8.92	
4 High Density flats 5 storeys MU	100	£1.42	-£0.15	-£0.23	-£0.31	-£0.40	-£0.48	-£0.53	-£0.57	
5 Medium Density - 75% flats, 25% houses	100	£1.42	£2.09	£1.89	£1.69	£1.48	£1.28	£1.17	£1.06	

BLVs	BLV per ha
Outer Retail	£1,422,276
Industrial	£2,789,323
Cleared or undeveloped land	£500,000

BLV: OUTER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£2.79	-£8.47	-£8.67	-£8.87	-£9.07	-£9.28	-£9.38	-£9.48	
2 High Density flats 5 storeys	200	£2.79	-£1.41	-£1.57	-£1.73	-£1.90	-£2.07	-£2.16	-£2.25	
3 High Density flats 6+ storeys MU	200	£2.79	-£7.92	-£8.12	-£8.32	-£8.52	-£8.72	-£8.82	-£8.92	
4 High Density flats 5 storeys MU	100	£2.79	-£0.15	-£0.23	-£0.31	-£0.40	-£0.48	-£0.53	-£0.57	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£2.09	£1.89	£1.69	£1.48	£1.28	£1.17	£1.06	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£0.50	-£8.47	-£8.67	-£8.87	-£9.07	-£9.28	-£9.38	-£9.48	
2 High Density flats 5 storeys	200	£0.50	-£1.41	-£1.57	-£1.73	-£1.90	-£2.07	-£2.16	-£2.25	
3 High Density flats 6+ storeys MU	200	£0.50	-£7.92	-£8.12	-£8.32	-£8.52	-£8.72	-£8.82	-£8.92	
4 High Density flats 5 storeys MU	100	£0.50	-£0.15	-£0.23	-£0.31	-£0.40	-£0.48	-£0.53	-£0.57	
5 Medium Density - 75% flats, 25% houses	100	£0.50	£2.09	£1.89	£1.69	£1.48	£1.28	£1.17	£1.06	

CENTRAL FISHPONDS Sales value £4,275 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -
New build sales values only

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£2.79	-£8.29	-£8.50	-£8.72	-£8.94	-£9.16	-£9.27	-£9.38	
2 High Density flats 5 storeys	200	£2.79	-£1.19	-£1.37	-£1.56	-£1.75	-£1.94	-£2.04	-£2.15	
3 High Density flats 6+ storeys MU	200	£2.79	-£7.73	-£7.95	-£8.17	-£8.39	-£8.61	-£8.72	-£8.83	
4 High Density flats 5 storeys MU	100	£2.79	-£0.04	-£0.13	-£0.23	-£0.32	-£0.42	-£0.47	-£0.52	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£2.23	£2.02	£1.80	£1.58	£1.36	£1.25	£1.13	

BLVs	BLV per ha
Outer Retail	£1,422,276
Industrial	£2,789,323
Cleared or undeveloped land	£500,000

BLV: OUTER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£1.42	-£8.29	-£8.50	-£8.72	-£8.94	-£9.16	-£9.27	-£9.38	
2 High Density flats 5 storeys	200	£1.42	-£1.19	-£1.37	-£1.56	-£1.75	-£1.94	-£2.04	-£2.15	
3 High Density flats 6+ storeys MU	200	£1.42	-£7.73	-£7.95	-£8.17	-£8.39	-£8.61	-£8.72	-£8.83	
4 High Density flats 5 storeys MU	100	£1.42	-£0.04	-£0.13	-£0.23	-£0.32	-£0.42	-£0.47	-£0.52	
5 Medium Density - 75% flats, 25% houses	100	£1.42	£2.23	£2.02	£1.80	£1.58	£1.36	£1.25	£1.13	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£0.50	-£8.29	-£8.50	-£8.72	-£8.94	-£9.16	-£9.27	-£9.38	
2 High Density flats 5 storeys	200	£0.50	-£1.19	-£1.37	-£1.56	-£1.75	-£1.94	-£2.04	-£2.15	
3 High Density flats 6+ storeys MU	200	£0.50	-£7.73	-£7.95	-£8.17	-£8.39	-£8.61	-£8.72	-£8.83	
4 High Density flats 5 storeys MU	100	£0.50	-£0.04	-£0.13	-£0.23	-£0.32	-£0.42	-£0.47	-£0.52	
5 Medium Density - 75% flats, 25% houses	100	£0.50	£2.23	£2.02	£1.80	£1.58	£1.36	£1.25	£1.13	

Table 7.2.8: Central Bedminster appraisal results

CENTRAL BEDMINSTER Sales value £4,663 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -
Mean sales values

BLV: INNER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£6.22	£5.50	£6.00	£6.50	£7.00	£7.49	£7.74	£7.99	
2 High Density flats 5 storeys	200	£6.22	£1.96	£1.47	£0.97	£0.47	£0.04	£0.29	£0.55	
3 High Density flats 6+ storeys MU	200	£6.22	£4.95	£5.45	£5.94	£6.44	£6.94	£7.19	£7.44	
4 High Density flats 5 storeys MU	100	£6.22	£1.53	£1.28	£1.03	£0.78	£0.53	£0.40	£0.27	
5 Medium Density - 75% flats, 25% houses	100	£6.22	£4.32	£3.90	£3.47	£3.04	£2.61	£2.39	£2.17	

BLVs	BLV per ha
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£2.79	£5.50	£6.00	£6.50	£7.00	£7.49	£7.74	£7.99	
2 High Density flats 5 storeys	200	£2.79	£1.96	£1.47	£0.97	£0.47	£0.04	£0.29	£0.55	
3 High Density flats 6+ storeys MU	200	£2.79	£4.95	£5.45	£5.94	£6.44	£6.94	£7.19	£7.44	
4 High Density flats 5 storeys MU	100	£2.79	£1.53	£1.28	£1.03	£0.78	£0.53	£0.40	£0.27	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£4.32	£3.90	£3.47	£3.04	£2.61	£2.39	£2.17	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

BLV: OUTER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£1.42	£5.50	£6.00	£6.50	£7.00	£7.49	£7.74	£7.99	
2 High Density flats 5 storeys	200	£1.42	£1.96	£1.47	£0.97	£0.47	£0.04	£0.29	£0.55	
3 High Density flats 6+ storeys MU	200	£1.42	£4.95	£5.45	£5.94	£6.44	£6.94	£7.19	£7.44	
4 High Density flats 5 storeys MU	100	£1.42	£1.53	£1.28	£1.03	£0.78	£0.53	£0.40	£0.27	
5 Medium Density - 75% flats, 25% houses	100	£1.42	£4.32	£3.90	£3.47	£3.04	£2.61	£2.39	£2.17	

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£0.50	£5.50	£6.00	£6.50	£7.00	£7.49	£7.74	£7.99	
2 High Density flats 5 storeys	200	£0.50	£1.96	£1.47	£0.97	£0.47	£0.04	£0.29	£0.55	
3 High Density flats 6+ storeys MU	200	£0.50	£4.95	£5.45	£5.94	£6.44	£6.94	£7.19	£7.44	
4 High Density flats 5 storeys MU	100	£0.50	£1.53	£1.28	£1.03	£0.78	£0.53	£0.40	£0.27	
5 Medium Density - 75% flats, 25% houses	100	£0.50	£4.32	£3.90	£3.47	£3.04	£2.61	£2.39	£2.17	

CENTRAL BEDMINSTER Sales value £5,048 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -
Upper quartile sales values

BLV: INNER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£6.22	£2.74	£3.52	£4.29	£5.06	£5.84	£6.23	£6.61	
2 High Density flats 5 storeys	200	£6.22	£5.05	£4.25	£3.45	£2.64	£1.83	£1.42	£1.01	
3 High Density flats 6+ storeys MU	200	£6.22	£2.19	£2.96	£3.74	£4.51	£5.28	£5.67	£6.06	
4 High Density flats 5 storeys MU	100	£6.22	£3.06	£2.66	£2.26	£1.86	£1.45	£1.25	£1.04	
5 Medium Density - 75% flats, 25% houses	100	£6.22	£6.37	£5.74	£5.11	£4.48	£3.84	£3.52	£3.20	

BLVs	BLV per ha
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£2.79	£2.74	£3.52	£4.29	£5.06	£5.84	£6.23	£6.61	
2 High Density flats 5 storeys	200	£2.79	£5.05	£4.25	£3.45	£2.64	£1.83	£1.42	£1.01	
3 High Density flats 6+ storeys MU	200	£2.79	£2.19	£2.96	£3.74	£4.51	£5.28	£5.67	£6.06	
4 High Density flats 5 storeys MU	100	£2.79	£3.06	£2.66	£2.26	£1.86	£1.45	£1.25	£1.04	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£6.37	£5.74	£5.11	£4.48	£3.84	£3.52	£3.20	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

BLV: OUTER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£1.42	£2.74	£3.52	£4.29	£5.06	£5.84	£6.23	£6.61	
2 High Density flats 5 storeys	200	£1.42	£5.05	£4.25	£3.45	£2.64	£1.83	£1.42	£1.01	
3 High Density flats 6+ storeys MU	200	£1.42	£2.19	£2.96	£3.74	£4.51	£5.28	£5.67	£6.06	
4 High Density flats 5 storeys MU	100	£1.42	£3.06	£2.66	£2.26	£1.86	£1.45	£1.25	£1.04	
5 Medium Density - 75% flats, 25% houses	100	£1.42	£6.37	£5.74	£5.11	£4.48	£3.84	£3.52	£3.20	

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£0.50	£2.74	£3.52	£4.29	£5.06	£5.84	£6.23	£6.61	
2 High Density flats 5 storeys	200	£0.50	£5.05	£4.25	£3.45	£2.64	£1.83	£1.42	£1.01	
3 High Density flats 6+ storeys MU	200	£0.50	£2.19	£2.96	£3.74	£4.51	£5.28	£5.67	£6.06	
4 High Density flats 5 storeys MU	100	£0.50	£3.06	£2.66	£2.26	£1.86	£1.45	£1.25	£1.04	
5 Medium Density - 75% flats, 25% houses	100	£0.50	£6.37	£5.74	£5.11	£4.48	£3.84	£3.52	£3.20	

Table 7.2.8: Central Bedminster appraisal results (continued)

CENTRAL BEDMINSTER Sales value £4,839 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -
New build sales values only

BLV: INNER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£6.22	-£4.24	-£4.87	-£5.49	-£6.11	-£6.74	-£7.05	-£7.36	
2 High Density flats 5 storeys	200	£6.22	£3.36	£2.75	£2.11	£1.47	£0.82	£0.49	£0.16	
3 High Density flats 6+ storeys MU	200	£6.22	-£3.69	-£4.31	-£4.94	-£5.56	-£6.18	-£6.50	-£6.81	
4 High Density flats 5 storeys MU	100	£6.22	£2.23	£1.91	£1.60	£1.27	£0.95	£0.79	£0.63	
5 Medium Density - 75% flats, 25% houses	100	£6.22	£5.26	£4.74	£4.22	£3.70	£3.17	£2.91	£2.64	

BLVs	BLV per ha
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£2.79	-£4.24	-£4.87	-£5.49	-£6.11	-£6.74	-£7.05	-£7.36	
2 High Density flats 5 storeys	200	£2.79	£3.36	£2.75	£2.11	£1.47	£0.82	£0.49	£0.16	
3 High Density flats 6+ storeys MU	200	£2.79	-£3.69	-£4.31	-£4.94	-£5.56	-£6.18	-£6.50	-£6.81	
4 High Density flats 5 storeys MU	100	£2.79	£2.23	£1.91	£1.60	£1.27	£0.95	£0.79	£0.63	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£5.26	£4.74	£4.22	£3.70	£3.17	£2.91	£2.64	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BL	£X.XX

BLV: OUTER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£1.42	-£4.24	-£4.87	-£5.49	-£6.11	-£6.74	-£7.05	-£7.36	
2 High Density flats 5 storeys	200	£1.42	£3.36	£2.75	£2.11	£1.47	£0.82	£0.49	£0.16	
3 High Density flats 6+ storeys MU	200	£1.42	-£3.69	-£4.31	-£4.94	-£5.56	-£6.18	-£6.50	-£6.81	
4 High Density flats 5 storeys MU	100	£1.42	£2.23	£1.91	£1.60	£1.27	£0.95	£0.79	£0.63	
5 Medium Density - 75% flats, 25% houses	100	£1.42	£5.26	£4.74	£4.22	£3.70	£3.17	£2.91	£2.64	

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys	200	£0.50	-£4.24	-£4.87	-£5.49	-£6.11	-£6.74	-£7.05	-£7.36	
2 High Density flats 5 storeys	200	£0.50	£3.36	£2.75	£2.11	£1.47	£0.82	£0.49	£0.16	
3 High Density flats 6+ storeys MU	200	£0.50	-£3.69	-£4.31	-£4.94	-£5.56	-£6.18	-£6.50	-£6.81	
4 High Density flats 5 storeys MU	100	£0.50	£2.23	£1.91	£1.60	£1.27	£0.95	£0.79	£0.63	
5 Medium Density - 75% flats, 25% houses	100	£0.50	£5.26	£4.74	£4.22	£3.70	£3.17	£2.91	£2.64	

Table 7.2.9: Brislington appraisal results

BRISLINGTON Sales value £4,203 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -
Mean sales values

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£1.84	£1.67	£1.49	£1.31	£1.13	£1.03	£0.94	
6 Medium Density - 50% flats, 50% houses	75	£2.79	£2.99	£2.78	£2.56	£2.34	£2.12	£2.01	£1.90	

BLVs	BLV per ha
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

BLV: OUTER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
5 Medium Density - 75% flats, 25% houses	100	£1.42	£1.84	£1.67	£1.49	£1.31	£1.13	£1.03	£0.94	
6 Medium Density - 50% flats, 50% houses	75	£1.42	£2.99	£2.78	£2.56	£2.34	£2.12	£2.01	£1.90	

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
5 Medium Density - 75% flats, 25% houses	100	£0.50	£1.84	£1.67	£1.49	£1.31	£1.13	£1.03	£0.94	
6 Medium Density - 50% flats, 50% houses	75	£0.50	£2.99	£2.78	£2.56	£2.34	£2.12	£2.01	£1.90	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BRISLINGTON Sales value £4,699 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -
Upper quartile sales values

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£4.51	£4.07	£3.63	£3.18	£2.73	£2.50	£2.27	
6 Medium Density - 50% flats, 50% houses	75	£2.79	£5.22	£4.78	£4.34	£3.90	£3.45	£3.23	£3.01	

BLVs	BLV per ha
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

BLV: OUTER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
5 Medium Density - 75% flats, 25% houses	100	£1.42	£4.51	£4.07	£3.63	£3.18	£2.73	£2.50	£2.27	
6 Medium Density - 50% flats, 50% houses	75	£1.42	£5.22	£4.78	£4.34	£3.90	£3.45	£3.23	£3.01	

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
5 Medium Density - 75% flats, 25% houses	100	£0.50	£4.51	£4.07	£3.63	£3.18	£2.73	£2.50	£2.27	
6 Medium Density - 50% flats, 50% houses	75	£0.50	£5.22	£4.78	£4.34	£3.90	£3.45	£3.23	£3.01	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BRISLINGTON Sales value £4,747 psm AH tenure 75% rent 25% SO 0% FH First Homes discount: -
New build sales values only

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
5 Medium Density - 75% flats, 25% houses	100	£2.79	£4.77	£4.30	£3.83	£3.36	£2.88	£2.64	£2.40	
6 Medium Density - 50% flats, 50% houses	75	£2.79	£5.43	£4.97	£4.51	£4.05	£3.58	£3.35	£3.12	

BLVs	BLV per ha
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

BLV: OUTER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
5 Medium Density - 75% flats, 25% houses	100	£1.42	£4.77	£4.30	£3.83	£3.36	£2.88	£2.64	£2.40	
6 Medium Density - 50% flats, 50% houses	75	£1.42	£5.43	£4.97	£4.51	£4.05	£3.58	£3.35	£3.12	

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
5 Medium Density - 75% flats, 25% houses	100	£0.50	£4.77	£4.30	£3.83	£3.36	£2.88	£2.64	£2.40	
6 Medium Density - 50% flats, 50% houses	75	£0.50	£5.43	£4.97	£4.51	£4.05	£3.58	£3.35	£3.12	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

Commentary

- 7.3 The Council anticipates that the types of housing that will come forward in the growth areas will be predominantly high density flatted schemes and medium density schemes comprising 75% flats and 25% houses. As noted in relation to the area-wide appraisals, high density schemes of 6 or more storeys will incur higher construction costs in comparison to schemes with 5 or fewer storeys. As a consequence, these types of scheme will only typically be viable in areas where sales values are at the top end of the City range.
- 7.4 This should not have an adverse impact on housing delivery, as both typology 1 and typology 2 both deliver 200 units per hectare. Typology 1 is constructed to 6 or more storeys and would therefore be able to deliver more open and amenity space at ground level, but clearly this would come at the expense of affordable housing (which would need to be set at lower levels in order for schemes to be viably developed). In contrast, Typology 2 is constructed to 5 storeys and, while it would not be able to deliver the same extent of open and amenity space at ground level, it would potentially be able to deliver higher volumes of affordable housing and other planning benefits due to its lower construction costs.
- 7.5 Medium density schemes (typologies 5 and 6) incorporate both flats and houses (with mixes of 75% flats, 25% houses and 50% flats, 50% houses respectively. Construction costs for houses are significantly lower than for flats and 100% of the gross internal area is saleable space. However, clearly this typology provides a smaller overall contribution towards housing delivery (75 to 100 units per hectare, in comparison to 200 units per hectare delivered by the high density typology). This typology could be deployed in lower value areas in the short term until values increase sufficiently to make high density development viable.
- 7.6 **Bristol Temple Quarter** attracts high sales values (at the top end of the City-wide range) and high density schemes of up to 5 storeys (typology 2) are viable with up to 40% affordable housing, assuming mean values are applied. Taller schemes of 6+ storeys (typology 1) are viable, but would only be able to deliver low levels of affordable housing (up to 10%). Medium density schemes are viable with up to 50% affordable housing.
- 7.7 **St Phillips Marsh** attracts slightly lower sales values than Bristol Temple Quarter but high density schemes of up to 5 storeys (typology 2) remain viable, albeit with a lower quantum of affordable housing (20% to 30% assuming mean average values are applied). Taller schemes of 6+ storeys (typology 1) are only marginally viable, but with no more than 10% affordable housing. Medium density schemes are viable with up to 50% affordable housing.
- 7.8 **Western Harbour** has sales values which are similar to those of Bristol Temple Quarter, which means that the viability outcomes in these two growth areas are similar. However, some of the land expected to come forward is in existing residual use, which has a higher value thus limiting the extent of uplift generated by new developments. When existing residential land is redeveloped, it is likely to be the case that affordable housing delivery will be limited.
- 7.9 **Frome Gateway** values are marginally lower than those achieved at St Phillips Marsh. When mean average values are applied, high density schemes of up to 5 storeys are viable with up to 30% affordable housing, depending on benchmark land value. The viable level of affordable housing increases to 45% on high density schemes of up to 5 storeys if upper quartile or new build only values are applied.
- 7.10 **Lawrence Hill** has sales values that are significantly lower than the growth areas above and consequently, our appraisals show less viable outcomes. At mean average values, only medium density schemes are viable and even then with only low levels of affordable housing. This improves when upper quartile values are applied, with up to 30% affordable housing becoming viable.
- 7.11 **Central Fishpond** values are similar to those at Lawrence Hill and consequently the viable outcomes are similar.
- 7.12 **Central Bedminster** attracts values which enable high density developments of up to 5 storeys (typology 2) to be brought forward, albeit with relatively low levels of affordable housing (up to 20%).

Medium density schemes can viably deliver between 30% and 50% affordable housing, depending on sales values applied and benchmark land value.

- 7.13 **Brislington** sales values are in the middle to upper half of the City-wide range. The Council does not anticipate that high density schemes (typologies 1 and 2) would come forward in this area and that medium density developments would be typical (typologies 5 and 6). Our appraisals indicate that these typologies can viably deliver up to 50% affordable housing, depending on sales value and benchmark land value.

8 Conclusions and recommendations

- 8.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in Bristol to support emerging Local Plan policies while making contributions to infrastructure that will support growth through planning obligations and CIL.
- 8.2 We have tested the impact of the main emerging policies which may have an impact on viability:
- **Affordable housing:** the Council's emerging policy seeks affordable housing on-site from schemes providing 10 or more units and without public subsidy. The tenure split of the affordable housing will normally be expected to be 75% social rent and 25% Shared Ownership. The viability of developments and their ability to provide affordable housing varies significantly across types of scheme and areas within the city, and is also dependent on benchmark land value. In general terms, flatted schemes with five or fewer storeys, and lower density schemes comprising a larger proportion of houses are more viable than schemes with six or more storeys, where viability is currently challenging, primarily due to higher construction costs associated with tall buildings.
 - Schemes in the north west parts of the City – where values are at the top end of the range – can provide between 30% to 45% affordable housing, depending on benchmark land value and form of development. In the City Centre, where the form of development is predominantly 6 storeys or taller, schemes are less viable due to high benchmark land values and higher construction costs. It is unlikely that affordable housing percentages of more than 20% can be viably delivered. In lower value suburban areas, where housing schemes are more likely to be brought forward than flatted schemes, affordable housing levels of 30% can be viably provided, again depending on benchmark land value and form of development. In certain areas, affordable levels of up to 50% could viably be provided, but this would only apply to lower density housing schemes.
 - There is no uniform level of affordable housing that can be viably delivered by all or most schemes. We therefore recommend that the Council adopts an area based approach setting average percentages that are achievable across a range of likely development scenarios within each area. This approach will maximise delivery by avoiding setting a target based on the least viable situation, in other words a ‘lowest common denominator’.
 - **First Homes discount:** we have tested the impact of providing First Homes in place of shared ownership, including increasing the percentage discount above the minimum 30% required by the Planning Practice Guidance. In most cases, the impact of increasing the discount to 40% and 50% of market value is relatively modest and it should, therefore be possible for the impact to be passed back to the landowner through a slightly reduced land value. However, where schemes are on the margins of viability (i.e. where residual land value is close to or equal to benchmark land value, this would not be possible and a higher First Homes discount may result in a modest reduction in the overall level of affordable housing. Clearly if the Council's priority is to maximise social rented housing, this reduction could be avoided by retaining provision of shared ownership as the intermediate element.
 - **Student housing:** emerging Policy H7 requires that developments of student housing located away from university campuses will be required to provide an element of affordable housing, defined as student housing let at rents not exceeding 50% of the maximum maintenance loan for living costs (currently £9,488 per annum). Our appraisals indicate that student housing developments would be able to provide at least 35% affordable student accommodation in most circumstances.
 - **Affordable housing in older person's housing:** Policy H8 seeks to secure an element of affordable housing within extra care and other older persons housing schemes that usually fall within use class C2 or C3. Our appraisals indicate that the viability of extra care housing is

challenging and currently unable to provide a significant contribution towards affordable housing. However, this may change over the plan period and the Council may therefore wish to consider increasing its policy requirement beyond 10% as values increase.

- **Build to Rent schemes:** current Council policy seeks 20% affordable housing within Build to Rent schemes and the operator can manage both the private and affordable units within the development. The 20% figure is in accordance with that set out in Planning Practice Guidance as being a suitable benchmark for affordable housing in Build to Rent schemes. However, there is also an option for the affordable housing element to be operated by a Registered Provider if it is located in a separate building. The affordable units will be let at rents not exceeding the relevant Local Housing Allowance. Our appraisals indicate that Build to Rent schemes are only currently viable in the City Centre, where values and rents are at the top end of the City-wide range. In this area, schemes of less than 6 storeys can depending on typology and benchmark land value provide up to 40% affordable housing, depending on typology and benchmark land value. The observations above in relation to building height and the difference in viability between buildings of six or more storeys and five or fewer storeys apply equally to Build to Rent schemes.
- **Climate change policies:** emerging plan policies NZC2 and NZC3 require that developments work towards net zero carbon through a range of measures including energy efficiency and zero carbon heating systems. Policy NZC2 requires that net zero carbon will be achieved through reductions in regulated CO2 emissions alongside carbon offsetting contributions. Our appraisals test the impact of the additional costs required to meet these requirements, which range from 3.1% to 8.1% of construction costs, depending on form of development. The impact on residual land values is relatively modest in most cases, but will have a more significant impact where residual land values are low – in these situations, a small percentage increase in cost can result in a much greater percentage reduction in residual land value. However, it is likely that the costs of delivery net zero carbon development will fall over time in response to research and development of new technologies.
- **Accessibility standards:** emerging policy H8 requires new extra care developments for older people to provide 50% of units to be wheelchair accessible and compliant with Building Regulations M4(3) standard. All other dwellings are to meet Part M4(2) of the Building Regulations. Emerging policy H9 requires all general purpose dwellings to meet M4(2) standard. Developments with 10 or more units must provide 10% of units to M4(3) standard. Our appraisals indicate that this requirement can be accommodated in most cases without significant impact on viability.
- **Unit sizing:** emerging Policy DC1 requires that developments provide units that accord with the 'Nationally Described Space Standard' published by the Department for Communities and Local Government in March 2015. These standards broadly align with the unit sizes typically delivered by developers and, where applied by other authorities elsewhere, have not had any demonstrable impact on scheme viability.
- **Self-build and community-led housing: emerging policy H5** requires selected green field sites to provide 5% self-build plots. Developers would be required to sell serviced plots instead of completed units. This has a broadly neutral impact on viability, as the plot price developers will receive will be equivalent to the residual land value they would have achieved from development of their own units.
- **Cumulative impact of policies:** In addition to the specific policies above, our appraisals have regard to the cumulative impact of all plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment.

Additional observations

- 8.3 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to

residual land values resulting from changes in policy can be absorbed in most all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the land owner at the bid stage without adversely impacting on the supply of land for development.

- 8.4 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 8.5 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.

Appendix 1 - Typology details and appraisal inputs

[illegible]

[illegible]

1	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78
BRISTOL cit Rents			Cap val Yields																	n/a
Site ref	Retail A1-A2	Retail S'Mall	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A2	Retail S'Mall	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi
1	400	250	301	160	160	0	307	250	250	5,168	6.50%	4.50%	5.00%	4.50%	4.50%	5.00%	4.25%	7.00%	7.00%	
2	400	250	301	160	160	0	307	250	250	5,168	6.50%	4.50%	5.00%	4.50%	4.50%	5.00%	4.25%	7.00%	7.00%	
3	400	250	301	160	160	0	307	250	250	5,168	6.50%	4.50%	5.00%	4.50%	4.50%	5.00%	4.25%	7.00%	7.00%	
4	400	250	301	160	160	0	307	250	250	5,168	6.50%	4.50%	5.00%	4.50%	4.50%	5.00%	4.25%	7.00%	7.00%	
5	400	250	301	160	160	0	307	250	250	5,168	6.50%	4.50%	5.00%	4.50%	4.50%	5.00%	4.25%	7.00%	7.00%	
6	400	250	301	160	160	0	307	250	250	5,168	6.50%	4.50%	5.00%	4.50%	4.50%	5.00%	4.25%	7.00%	7.00%	
7	400	250	301	160	160	0	307	250	250	5,168	6.50%	4.50%	5.00%	4.50%	4.50%	5.00%	4.25%	7.00%	7.00%	
8	400	250	301	160	160	0	307	250	250	5,168	6.50%	4.50%	5.00%	4.50%	4.50%	5.00%	4.25%	7.00%	7.00%	
9	400	250	301	160	160	0	307	250	250	5,168	6.50%	4.50%	5.00%	4.50%	4.50%	5.00%	4.25%	7.00%	7.00%	
10	400	250	301	160	160	0	307	250	250	5,168	6.50%	4.50%	5.00%	4.50%	4.50%	5.00%	4.25%	7.00%	7.00%	
11	400	250	301	160	160	0	307	250	250	5,168	6.50%	4.50%	5.00%	4.50%	4.50%	5.00%	4.25%	7.00%	7.00%	
12	400	250	301	160	160	0	307	250	250	5,168	6.50%	4.50%	5.00%	4.50%	4.50%	5.00%	4.25%	7.00%	7.00%	
13	400	250	301	160	160	0	307	250	250	5,168	6.50%	4.50%	5.00%	4.50%	4.50%	5.00%	4.25%	7.00%	7.00%	
14	400	250	301	160	160	0	307	250	250	5,168	6.50%	4.50%	5.00%	4.50%	4.50%	5.00%	4.25%	7.00%	7.00%	
15	400	250	301	160	160	0	307	250	250	5,168	6.50%	4.50%	5.00%	4.50%	4.50%	5.00%	4.25%	7.00%	7.00%	
16	400	250	301	160	160	0	307	250	250	5,168	6.50%	4.50%	5.00%	4.50%	4.50%	5.00%	4.25%	7.00%	7.00%	
17	400	250	301	160	160	0	307	250	250	5,168	6.50%	4.50%	5.00%	4.50%	4.50%	5.00%	4.25%	7.00%	7.00%	

[illegible]

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	173	174	175
BRISTOL CIT	Investment sale (QUARTERS)										Resi sales period (qtrs)	Sales period start	Area	On-site AH		% AH rented	BNG cost	Car parking space	M4(2) units
Site ref	Retail A1/A	Retail S/M	B1 office	B1(c) and	B8 storage	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi		% of PRS					
														units					
1	10	10	10	10	10	10	10	10	10		4.00	10		0.00%	30%	75%	0.8%	10%	90%
2	10	10	10	10	10	10	10	10	10		4.00	10		0.00%	30%	75%	0.8%	10%	90%
3	10	10	10	10	10	10	10	10	10		4.00	10		0.00%	30%	75%	0.8%	10%	90%
4	10	10	10	10	10	10	10	10	10		4.00	10		0.00%	30%	75%	0.8%	10%	90%
5	10	10	10	10	10	10	10	10	10		3.00	9		0.00%	30%	75%	0.8%	10%	90%
6	10	10	10	10	10	10	10	10	10		3.00	8		0.00%	30%	75%	0.8%	20%	90%
7	10	10	10	10	10	10	10	10	10		3.00	6		0.00%	30%	75%	0.8%	100%	90%
8	10	10	10	10	10	10	10	10	10		2.00	6		0.00%	30%	75%	0.8%	100%	90%
9	10	10	10	10	10	10	10	10	10		2.00	6		0.00%	30%	75%	0.8%	100%	100%
10	10	10	10	10	10	10	10	10	10		2.00	10		0.00%	30%	75%	0.8%	20%	100%
11	10	10	10	10	10	10	10	10	10		1.00	6		0.00%	30%	75%	0.8%	100%	100%
12	10	10	10	10	10	10	10	10	10		1.00	6		0.00%	30%	75%	0.8%	20%	100%
13	10	10	10	10	10	10	10	10	10		1.00	10		0.00%	30%	75%	0.8%	100%	100%
14	10	10	10	10	10	10	10	10	10		1.00	6		0.00%	30%	75%	0.8%	10%	100%
15	10	10	10	10	10	10	10	10	10		1.00	10		0.00%	0%	75%	0.8%	0%	100%
16	10	10	10	10	10	10	10	10	10		1.00	10		0.00%	0%	75%	0.8%	0%	100%
17	10	10	10	10	10	10	10	10	10		5.00	8		0.00%	30%	75%	0.8%	50%	50%

Appendix 2 - BCIS cost data

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 29-Jul-2023 08:18

Rebased to Bristol (103; sample 55)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
282. Factories								
Generally (20)	1,284	295	711	1,056	1,509	4,826	89	
Up to 500m2 GFA (20)	1,631	1,052	1,184	1,380	2,043	2,785	13	
500 to 2000m2 GFA (20)	1,371	295	746	1,208	1,507	4,826	38	
Over 2000m2 GFA (20)	1,077	531	668	873	1,182	2,798	38	
282.1 Advance factories								
Generally (15)	1,087	521	857	1,069	1,332	1,633	19	
Up to 500m2 GFA (15)	1,244	1,052	1,060	1,170	1,352	1,633	6	
500 to 2000m2 GFA (15)	1,134	521	963	1,263	1,371	1,446	8	
Over 2000m2 GFA (15)	825	634	711	838	876	1,069	5	
282.12 Advance factories/offices - mixed facilities (class B1)								
Generally (20)	1,532	562	958	1,552	1,858	2,798	18	
Up to 500m2 GFA (20)	2,473	2,043	-	2,592	-	2,785	3	
500 to 2000m2 GFA (20)	1,416	562	1,270	1,552	1,710	1,895	6	
Over 2000m2 GFA (20)	1,296	658	870	1,015	1,713	2,798	9	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
282.2 Purpose built factories								
Generally (30)	1,388	295	730	1,186	1,785	4,826	78	
Up to 500m2 GFA (30)	1,622	860	1,126	1,373	2,188	2,492	7	
500 to 2000m2 GFA (30)	1,501	295	785	1,121	1,685	4,826	28	
Over 2000m2 GFA (30)	1,276	391	693	1,174	1,741	2,605	43	
282.22 Purpose built factories/Offices - mixed facilities (15)	1,113	535	880	1,077	1,262	2,381	23	
284. Warehouses/stores								
Generally (15)	1,123	441	677	896	1,174	5,128	41	
Up to 500m2 GFA (15)	2,048	740	1,132	1,441	2,432	5,128	8	
500 to 2000m2 GFA (15)	998	524	734	908	1,146	1,808	16	
Over 2000m2 GFA (15)	806	441	619	677	972	1,749	17	
284.1 Advance warehouses/stores (15)	857	456	633	917	1,085	1,174	8	
284.2 Purpose built warehouses/stores								
Generally (15)	1,192	441	694	896	1,344	5,128	31	
Up to 500m2 GFA (15)	2,361	740	1,401	1,837	2,988	5,128	6	
500 to 2000m2 GFA (15)	982	524	715	890	1,121	1,808	14	
Over 2000m2 GFA (15)	822	441	657	764	1,018	1,332	11	
284.5 Cold stores/refrigerated stores (25)	1,096	1,069	-	-	-	1,123	2	
320. Offices								
Generally (15)	2,405	1,156	1,692	2,285	2,833	5,747	53	
Air-conditioned								
Generally (15)	2,317	1,365	1,930	2,213	2,673	4,038	19	

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
1-2 storey (15)	2,309	1,365	2,014	2,088	2,331	4,038	9	
3-5 storey (15)	2,277	1,575	1,817	2,208	2,733	3,169	8	
6 storey or above (20)	2,623	2,003	2,354	2,509	2,697	3,767	8	
Not air-conditioned								
Generally (15)	2,413	1,156	1,604	2,317	3,106	3,760	21	
1-2 storey (15)	2,437	1,331	1,596	2,433	3,050	3,721	14	
3-5 storey (15)	2,324	1,156	1,609	1,972	3,191	3,760	6	
6 storey or above (25)	2,758	2,155	-	2,844	-	3,191	4	
345. Shops								
Generally (30)	1,948	699	1,011	1,535	2,480	4,899	17	
1-2 storey (30)	1,974	699	1,010	1,633	2,523	4,899	16	
3-5 storey (30)	1,535	-	-	-	-	-	1	
447. Care homes for the elderly								
Generally (15)	2,172	1,323	1,620	2,043	2,462	4,505	32	
Up to 500m2 GFA (25)	2,091	2,006	-	-	-	2,175	2	
500 to 2000m2 GFA (15)	2,575	1,397	1,426	2,115	3,578	4,505	7	
Over 2000m2 GFA (15)	2,059	1,323	1,712	2,036	2,361	3,116	25	
810. Housing, mixed developments (15)	1,550	840	1,348	1,502	1,696	3,827	1255	
810.1 Estate housing								
Generally (15)	1,542	748	1,313	1,481	1,689	5,353	1419	
Single storey (15)	1,757	1,045	1,484	1,690	1,940	5,353	236	
2-storey (15)	1,483	748	1,286	1,438	1,625	3,232	1098	
3-storey (15)	1,618	961	1,347	1,535	1,851	3,159	80	

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
4-storey or above (15)	3,224	1,588	2,578	2,878	4,284	4,793	5	
810.11 Estate housing detached (15)	2,018	1,134	1,554	1,741	2,160	5,353	21	
810.12 Estate housing semi detached								
Generally (15)	1,553	906	1,329	1,515	1,694	3,464	355	
Single storey (15)	1,736	1,102	1,485	1,696	1,902	3,464	81	
2-storey (15)	1,497	906	1,315	1,457	1,641	2,659	262	
3-storey (15)	1,532	1,134	1,229	1,487	1,811	2,181	12	
810.13 Estate housing terraced								
Generally (15)	1,574	923	1,292	1,471	1,720	4,793	235	
Single storey (15)	1,800	1,164	1,499	1,851	2,121	2,535	19	
2-storey (15)	1,503	923	1,266	1,438	1,656	3,232	180	
3-storey (15)	1,646	961	1,334	1,506	1,831	3,159	34	
4-storey or above (10)	4,539	4,284	-	-	-	4,793	2	
816. Flats (apartments)								
Generally (15)	1,819	901	1,510	1,714	2,053	6,229	853	
1-2 storey (15)	1,708	1,059	1,449	1,626	1,904	3,557	181	
3-5 storey (15)	1,798	901	1,504	1,712	2,034	3,804	571	
6 storey or above (15)	2,149	1,307	1,735	2,027	2,341	6,229	98	
856.2 Students' residences, halls of residence, etc (15)	2,295	1,324	2,052	2,323	2,576	3,765	54	

Appendix 3 - Accessibility standards

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

Note: The percentage uplifts generated by this analysis (final table on this page) are applied to contemporary construction costs to provide a current cost of meeting accessibility standards.

Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as % of construction costs					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study		
	Flats	Houses
Cat 2	1.15%	0.54%
Cat 3(a)	9.28%	10.77%
Cat 3(b)	9.47%	23.80%

Appendix 4 - Appraisal results (affordable housing)

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £3,453 psm

AH tenure 75% rent 25% SO 0% FH

First Homes discount:

50%

BLV: EXISTING RESIDENTIAL LAND

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£4.14	-£13.75	-£14.48	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43
2	High Density flats 5 storeys (200 units)	200	£4.14	-£7.46	-£8.04	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42
3	High Density flats 6+ storeys MU (200 units)	200	£4.14	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88
4	High Density flats 5 storeys MU (200 units)	100	£4.14	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66
5	Medium Density - 75% flats, 25% houses (100 units)	100	£4.14	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16
6	Medium Density - 50% flats, 50% houses (75 units)	75	£4.14	-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50
7	Low Density - 100% houses (100 units)	100	£8.29	£3.11	£2.33	£1.54	£0.76	-£0.03	-£0.43	-£0.83
8	Low Density - 100% houses (50 units)	50	£4.14	£1.59	£1.19	£0.79	£0.39	-£0.01	-£0.21	-£0.42
9	Low Density - 100% houses (25 units)	25	£2.07	£0.83	£0.76	£0.69	£0.61	£0.53	£0.49	£0.45
10	Medium Density - 100% flats (25 units)	25	£0.83	-£0.70	-£0.80	-£0.89	-£0.99	-£1.08	-£1.13	-£1.18
11	Low Density - 100% houses (10 units)	10	£0.83	£0.37	£0.29	£0.21	£0.13	£0.04	£0.00	-£0.04
12	Medium Density - 100% flats (10 units)	10	£0.41	-£0.16	-£0.16	-£0.15	-£0.14	-£0.14	-£0.13	-£0.13
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.41	£0.13	£0.10	£0.07	£0.03	-£0.00	-£0.02	-£0.04
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.21	-£0.09	-£0.12	-£0.15	-£0.19	-£0.22	-£0.23	-£0.25
15	Student housing scheme (studios) - 325 units	-	£4.14	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16	Student housing scheme (4 bed clusters) - 200 flats	-	£4.14	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17	Extra Care C3 scheme - 100% flats (60 units)	60	£2.49	-£2.29	-£2.45	-£2.61	-£2.77	-£2.92	-£3.00	-£3.08

BLV: INNER OFFICES

BLV: INNER OFFICES				BLV (£ m)						
Description		No of units								
1	High Density flats 6+ storeys (200 units)	200	£6.93	-£13.75	-£14.48	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43
2	High Density flats 5 storeys (200 units)	200	£6.93	-£7.46	-£8.04	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42
3	High Density flats 6+ storeys MU (200 units)	200	£6.93	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88
4	High Density flats 5 storeys MU (200 units)	100	£6.93	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66
5	Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16
6	Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50
7	Low Density - 100% houses (100 units)	100	£13.85	£3.11	£2.33	£1.54	£0.76	-£0.03	-£0.43	-£0.83
8	Low Density - 100% houses (50 units)	50	£6.93	£1.59	£1.19	£0.79	£0.39	-£0.01	-£0.21	-£0.42
9	Low Density - 100% houses (25 units)	25	£3.46	£0.83	£0.76	£0.69	£0.61	£0.53	£0.49	£0.45
10	Medium Density - 100% flats (25 units)	25	£1.39	-£0.70	-£0.80	-£0.89	-£0.99	-£1.08	-£1.13	-£1.18
11	Low Density - 100% houses (10 units)	10	£1.39	£0.37	£0.29	£0.21	£0.13	£0.04	£0.00	-£0.04
12	Medium Density - 100% flats (10 units)	10	£0.69	-£0.16	-£0.16	-£0.15	-£0.14	-£0.14	-£0.13	-£0.13
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.13	£0.10	£0.07	£0.03	-£0.00	-£0.02	-£0.04
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	-£0.09	-£0.12	-£0.15	-£0.19	-£0.22	-£0.23	-£0.25
15	Student housing scheme (studios) - 325 units	-	£6.93	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16	Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17	Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	-£2.29	-£2.45	-£2.61	-£2.77	-£2.92	-£3.00	-£3.08

BLV: INNER RETAIL

BLV: INNER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£13.75	-£14.48	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43	
2 High Density flats 5 storeys (200 units)	200	£6.22	-£7.46	-£8.04	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42	
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88	
4 High Density flats 5 storeys MU (200 units)	100	£6.22	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50	
7 Low Density - 100% houses (100 units)	100	£12.44	£3.11	£2.33	£1.54	£0.76	-£0.03	-£0.43	-£0.83	
8 Low Density - 100% houses (50 units)	50	£6.22	£1.59	£1.19	£0.79	£0.39	-£0.01	-£0.21	-£0.42	
9 Low Density - 100% houses (25 units)	25	£3.11	£0.83	£0.76	£0.69	£0.61	£0.53	£0.49	£0.45	
10 Medium Density - 100% flats (25 units)	25	£1.24	-£0.70	-£0.80	-£0.89	-£0.99	-£1.08	-£1.13	-£1.18	
11 Low Density - 100% houses (10 units)	10	£1.24	£0.37	£0.29	£0.21	£0.13	£0.04	£0.00	-£0.04	
12 Medium Density - 100% flats (10 units)	10	£0.62	-£0.16	-£0.16	-£0.15	-£0.14	-£0.14	-£0.13	-£0.13	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.13	£0.10	£0.07	£0.03	-£0.00	-£0.02	-£0.04	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	-£0.09	-£0.12	-£0.15	-£0.19	-£0.22	-£0.23	-£0.25	
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£2.29	-£2.45	-£2.61	-£2.77	-£2.92	-£3.00	-£3.08	

BLV: INDUSTRIAL

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£13.75	-£14.48	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43	
2 High Density flats 5 storeys (200 units)	200	£2.79	-£7.46	-£8.04	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42	
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88	
4 High Density flats 5 storeys MU (200 units)	100	£2.79	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50	
7 Low Density - 100% houses (100 units)	100	£5.58	£3.11	£2.33	£1.54	£0.76	-£0.03	-£0.43	-£0.83	
8 Low Density - 100% houses (50 units)	50	£2.79	£1.59	£1.19	£0.79	£0.39	-£0.01	-£0.21	-£0.42	
9 Low Density - 100% houses (25 units)	25	£1.39	£0.83	£0.76	£0.69	£0.61	£0.53	£0.49	£0.45	
10 Medium Density - 100% flats (25 units)	25	£0.56	-£0.70	-£0.80	-£0.89	-£0.99	-£1.08	-£1.13	-£1.18	
11 Low Density - 100% houses (10 units)	10	£0.56	£0.37	£0.29	£0.21	£0.13	£0.04	£0.00	-£0.04	
12 Medium Density - 100% flats (10 units)	10	£0.28	-£0.16	-£0.16	-£0.15	-£0.14	-£0.14	-£0.13	-£0.13	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.13	£0.10	£0.07	£0.03	-£0.00	-£0.02	-£0.04	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	-£0.09	-£0.12	-£0.15	-£0.19	-£0.22	-£0.23	-£0.25	
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	-£2.29	-£2.45	-£2.61	-£2.77	-£2.92	-£3.00	-£3.08	

BLV: OUTER RETAIL

BLV: OUTER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£1.42	-£13.75	-£14.48	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43
2	High Density flats 5 storeys (200 units)	200	£1.42	-£7.46	-£8.04	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42
3	High Density flats 6+ storeys MU (200 units)	200	£1.42	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88
4	High Density flats 5 storeys MU (200 units)	100	£1.42	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66
5	Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16
6	Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50
7	Low Density - 100% houses (100 units)	100	£2.84	£3.11	£2.33	£1.54	£0.76	-£0.03	-£0.43	-£0.83
8	Low Density - 100% houses (50 units)	50	£1.42	£1.59	£1.19	£0.79	£0.39	-£0.01	-£0.21	-£0.42
9	Low Density - 100% houses (25 units)	25	£0.71	£0.83	£0.76	£0.69	£0.61	£0.53	£0.49	£0.45
10	Medium Density - 100% flats (25 units)	25	£0.28	-£0.70	-£0.80	-£0.89	-£0.99	-£1.08	-£1.13	-£1.18
11	Low Density - 100% houses (10 units)	10	£0.28	£0.37	£0.29	£0.21	£0.13	£0.04	£0.00	-£0.04
12	Medium Density - 100% flats (10 units)	10	£0.14	-£0.16	-£0.16	-£0.15	-£0.14	-£0.14	-£0.13	-£0.13
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.13	£0.10	£0.07	£0.03	-£0.00	-£0.02	-£0.04
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	-£0.09	-£0.12	-£0.15	-£0.19	-£0.22	-£0.23	-£0.25
15	Student housing scheme (studios) - 325 units	-	£1.42	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16	Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17	Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£2.29	-£2.45	-£2.61	-£2.77	-£2.92	-£3.00	-£3.08

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£13.75	-£14.48	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43	
2 High Density flats 5 storeys (200 units)	200	£0.50	-£7.46	-£8.04	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42	
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88	
4 High Density flats 5 storeys MU (200 units)	100	£0.50	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50	
7 Low Density - 100% houses (100 units)	100	£1.00	£3.11	£2.33	£1.54	£0.76	-£0.03	-£0.43	-£0.83	
8 Low Density - 100% houses (50 units)	50	£0.50	£1.59	£1.19	£0.79	£0.39	-£0.01	-£0.21	-£0.42	
9 Low Density - 100% houses (25 units)	25	£0.25	£0.83	£0.76	£0.69	£0.61	£0.53	£0.49	£0.45	
10 Medium Density - 100% flats (25 units)	25	£0.10	-£0.70	-£0.80	-£0.89	-£0.99	-£1.08	-£1.13	-£1.18	
11 Low Density - 100% houses (10 units)	10	£0.10	£0.37	£0.29	£0.21	£0.13	£0.04	£0.00	-£0.04	
12 Medium Density - 100% flats (10 units)	10	£0.05	-£0.16	-£0.16	-£0.15	-£0.14	-£0.14	-£0.13	-£0.13	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.13	£0.10	£0.07	£0.03	-£0.00	-£0.02	-£0.04	
14 Small flatland (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	-£0.09	-£0.12	-£0.15	-£0.19	-£0.22	-£0.23	-£0.25	
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	-£2.29	-£2.45	-£2.61	-£2.77	-£2.92	-£3.00	-£3.08	

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £3,667 psm

AH tenure 75% rent 25% SO 0% FH

First Homes discount:

50%

BLV: EXISTING RESIDENTIAL LAND

BLV: EXISTING RESIDENTIAL LAND		BLV (£ m)	Residual land values (£m)							
Description	No of units		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£4.40	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76	
2 High Density flats 5 storeys (200 units)	200	£4.40	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67	
3 High Density flats 6+ storeys MU (200 units)	200	£4.40	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20	
4 High Density flats 5 storeys MU (200 units)	100	£4.40	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£4.40	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£4.40	£0.78	£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53	
7 Low Density - 100% houses (100 units)	100	£8.80	£4.65	£3.85	£3.06	£2.26	£1.46	£1.06	£0.66	
8 Low Density - 100% houses (50 units)	50	£4.40	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35	
9 Low Density - 100% houses (25 units)	25	£2.20	£1.23	£1.12	£1.01	£0.89	£0.77	£0.71	£0.65	
10 Medium Density - 100% flats (25 units)	25	£0.88	-£0.42	-£0.51	-£0.61	-£0.71	-£0.80	-£0.85	-£0.90	
11 Low Density - 100% houses (10 units)	10	£0.88	£0.54	£0.46	£0.37	£0.29	£0.21	£0.16	£0.12	
12 Medium Density - 100% flats (10 units)	10	£0.44	-£0.05	-£0.04	-£0.03	-£0.03	-£0.02	-£0.02	-£0.01	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.44	£0.22	£0.19	£0.15	£0.12	£0.08	£0.06	£0.04	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.22	-£0.03	-£0.06	-£0.09	-£0.12	-£0.16	-£0.17	-£0.19	
15 Student housing scheme (studios - 325 units)	-	£4.40	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£4.40	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£2.64	-£1.97	-£2.12	-£2.28	-£2.43	-£2.58	-£2.65	-£2.73	

BLV: INNER OFFICES

BLV: INNER OFFICES			BLV (£ m)							
Description	No of units									
1 High Density flats 6+ stores (200 units)	200	£6.93	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76	
2 High Density flats 5 stores (200 units)	200	£6.93	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67	
3 High Density flats 6+ stores MU (200 units)	200	£6.93	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20	
4 High Density flats 5 stores MU (200 units)	100	£6.93	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£0.78	£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53	
7 Low Density - 100% houses (100 units)	100	£13.85	£4.65	£3.85	£3.06	£2.26	£1.46	£1.06	£0.66	
8 Low Density - 100% houses (50 units)	50	£6.93	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35	
9 Low Density - 100% houses (25 units)	25	£3.46	£1.23	£1.12	£1.01	£0.89	£0.77	£0.71	£0.65	
10 Medium Density - 100% flats (25 units)	25	£1.39	-£0.42	-£0.51	-£0.61	-£0.71	-£0.80	-£0.85	-£0.90	
11 Low Density - 100% houses (10 units)	10	£1.39	£0.54	£0.46	£0.37	£0.29	£0.21	£0.16	£0.12	
12 Medium Density - 100% flats (10 units)	10	£0.69	-£0.05	-£0.04	-£0.03	-£0.03	-£0.02	-£0.02	-£0.01	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.22	£0.19	£0.15	£0.12	£0.08	£0.06	£0.04	
14 Small flatting (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	-£0.03	-£0.06	-£0.09	-£0.12	-£0.16	-£0.17	-£0.19	
15 Student housing scheme (studios - 325 units)	-	£6.93	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
16 Student housing scheme (4 bed clusters) - 600 flats	-	£6.93	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	-£1.97	-£2.12	-£2.28	-£2.43	-£2.58	-£2.65	-£2.73	

BLV: INNER RETAIL

BLV: INNER RETAIL		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76	
2 High Density flats 5 storeys (200 units)	200	£6.22	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67	
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20	
4 High Density flats 5 storeys MU (200 units)	100	£6.22	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£0.78	£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53	
7 Low Density - 100% houses (100 units)	100	£12.44	£4.65	£3.85	£3.06	£2.26	£1.46	£1.06	£0.66	
8 Low Density - 100% houses (50 units)	50	£6.22	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35	
9 Low Density - 100% houses (25 units)	25	£3.11	£1.23	£1.12	£1.01	£0.89	£0.77	£0.71	£0.65	
10 Medium Density - 100% flats (25 units)	25	£1.24	-£0.42	-£0.51	-£0.61	-£0.71	-£0.80	-£0.85	-£0.90	
11 Low Density - 100% houses (10 units)	10	£1.24	£0.54	£0.46	£0.37	£0.29	£0.21	£0.16	£0.12	
12 Medium Density - 100% flats (10 units)	10	£0.62	-£0.05	-£0.04	-£0.03	-£0.03	-£0.02	-£0.02	-£0.01	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.22	£0.19	£0.15	£0.12	£0.08	£0.06	£0.04	
14 Small flatlet (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	-£0.03	-£0.06	-£0.09	-£0.12	-£0.16	-£0.17	-£0.19	
15 Student housing scheme (studios - 325 units)	-	£6.22	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£1.97	-£2.12	-£2.28	-£2.43	-£2.58	-£2.65	-£2.73	

BLV: INDUSTRIAL

BLV: INDUSTRIAL		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76	
2 High Density flats 5 storeys (200 units)	200	£2.79	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67	
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20	
4 High Density flats 5 storeys MU (200 units)	100	£2.79	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£0.78	£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53	
7 Low Density - 100% houses (100 units)	100	£5.58	£4.65	£3.85	£3.06	£2.26	£1.46	£1.06	£0.66	
8 Low Density - 100% houses (50 units)	50	£2.79	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35	
9 Low Density - 100% houses (25 units)	25	£1.39	£1.23	£1.12	£1.01	£0.89	£0.77	£0.71	£0.65	
10 Medium Density - 100% flats (25 units)	25	£0.56	-£0.42	-£0.51	-£0.61	-£0.71	-£0.80	-£0.85	-£0.90	
11 Low Density - 100% houses (10 units)	10	£0.56	£0.54	£0.46	£0.37	£0.29	£0.21	£0.16	£0.12	
12 Medium Density - 100% flats (10 units)	10	£0.28	-£0.05	-£0.04	-£0.03	-£0.03	-£0.02	-£0.02	-£0.01	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.22	£0.19	£0.15	£0.12	£0.08	£0.06	£0.04	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	-£0.03	-£0.06	-£0.09	-£0.12	-£0.16	-£0.17	-£0.19	
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
16 Student housing scheme (4 bed clusters) - 260 flats	-	£2.79	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	-£1.97	-£2.12	-£2.28	-£2.43	-£2.58	-£2.65	-£2.73	

BLV: OUTER RETAIL

BLV: OUTER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ stores (200 units)	200	£1.42	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76	
2 High Density flats 5+ stores (200 units)	200	£1.42	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67	
3 High Density flats 6+ stores MU (200 units)	200	£1.42	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20	
4 High Density flats 5 stores MU (200 units)	100	£1.42	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£0.78	£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53	
7 Low Density - 100% houses (100 units)	100	£2.84	£4.65	£3.85	£3.06	£2.26	£1.46	£1.06	£0.66	
8 Low Density - 100% houses (50 units)	50	£1.42	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35	
9 Low Density - 100% houses (25 units)	25	£0.71	£1.23	£1.12	£1.01	£0.89	£0.77	£0.71	£0.65	
10 Medium Density - 100% flats (25 units)	25	£0.28	-£0.42	-£0.51	-£0.61	-£0.71	-£0.80	-£0.85	-£0.90	
11 Low Density - 100% houses (10 units)	10	£0.28	£0.54	£0.46	£0.37	£0.29	£0.21	£0.16	£0.12	
12 Medium Density - 100% flats (10 units)	10	£0.14	-£0.05	-£0.04	-£0.03	-£0.03	-£0.02	-£0.02	-£0.01	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.22	£0.19	£0.15	£0.12	£0.08	£0.06	£0.04	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	-£0.03	-£0.06	-£0.09	-£0.12	-£0.16	-£0.17	-£0.19	
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£1.97	-£2.12	-£2.28	-£2.43	-£2.58	-£2.65	-£2.73	

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£/m)						
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ stores (200 units)	200	£0.50	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76
2 High Density flats 5 stores (200 units)	200	£0.50	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67
3 High Density flats 6+ stores MU (200 units)	200	£0.50	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20
4 High Density flats 5 stores MU (200 units)	100	£0.50	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£0.78	£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53
7 Low Density - 100% houses (100 units)	100	£1.00	£4.65	£3.85	£3.06	£2.26	£1.46	£1.06	£0.66
8 Low Density - 100% houses (50 units)	50	£0.50	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35
9 Low Density - 100% houses (25 units)	25	£0.25	£1.23	£1.12	£1.01	£0.89	£0.77	£0.71	£0.65
10 Medium Density - 100% flats (25 units)	25	£0.10	-£0.42	-£0.51	-£0.61	-£0.71	-£0.80	-£0.85	-£0.90
11 Low Density - 100% houses (10 units)	10	£0.10	£0.54	£0.46	£0.37	£0.29	£0.21	£0.16	£0.12
12 Medium Density - 100% flats (10 units)	10	£0.05	-£0.05	-£0.04	-£0.03	-£0.03	-£0.02	-£0.02	-£0.01
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.22	£0.19	£0.15	£0.12	£0.08	£0.06	£0.04
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	-£0.03	-£0.06	-£0.09	-£0.12	-£0.16	-£0.17	-£0.19
15 Student housing scheme - flats - 325 units	-	£0.05	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.05	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	-£1.97	-£2.12	-£2.28	-£2.43	-£2.58	-£2.65	-£2.73

Site area BLV per

(£m)

Site area (£m)	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£4.40	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76	
1.00	£4.40	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67	
1.00	£4.40	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20 20.40	
1.00	£4.40	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78	
1.00	£4.40	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03	
1.00	£4.40	£0.78	£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53	
2.00	£4.40	£2.32	£1.93	£1.53	£1.13	£0.73	£0.53	£0.33	
1.00	£4.40	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35	
0.50	£4.40	£2.46	£2.24	£2.02	£1.78	£1.54	£1.42	£1.30	
0.20	£4.40	-£2.10	-£2.57	-£3.05	-£3.53	-£4.02	-£4.26	-£4.51	
0.20	£4.40	£2.71	£2.29	£1.87	£1.45	£1.03	£0.81	£0.60	
0.10	£4.40	-£0.46	-£0.40	-£0.33	-£0.26	-£0.20	-£0.16	-£0.13	
0.10	£4.40	£2.23	£1.88	£1.52	£1.16	£0.80	£0.62	£0.44	
0.05	£4.40	-£0.61	-£1.24	-£1.86	-£2.49	-£3.11	-£3.43	-£3.74 74.40	
1.00	£4.40	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
1.00	£4.40	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
0.60	£4.40	-£3.29	-£3.54	-£3.79	-£4.04	-£4.30	-£4.42	-£4.55	

Site area BLV per

BLV per

Site area (£m)	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.93	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76	
1.00	£6.93	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67	
1.00	£6.93	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20	
1.00	£6.93	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78	
1.00	£6.93	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03	
1.00	£6.93	£0.78	£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53	
2.00	£6.93	£2.32	£1.93	£1.53	£1.13	£0.73	£0.53	£0.33	
1.00	£6.93	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35	
0.50	£6.93	£2.46	£2.24	£2.02	£1.78	£1.54	£1.42	£1.30	
0.20	£6.93	-£2.10	-£2.57	-£3.05	-£3.53	-£4.02	-£4.26	-£4.51	
0.20	£6.93	£2.71	£2.29	£1.87	£1.45	£1.03	£0.81	£0.60	
0.10	£6.93	-£0.46	-£0.40	-£0.33	-£0.26	-£0.20	-£0.16	-£0.13	
0.10	£6.93	£2.23	£1.88	£1.52	£1.16	£0.80	£0.62	£0.44	
0.05	£6.93	-£0.61	-£1.24	-£1.86	-£2.49	-£3.11	-£3.43	-£3.74	
1.00	£6.93	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
1.00	£6.93	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
0.60	£6.93	£3.29	£3.54	£3.79	£4.04	£4.30	£4.42	£4.55	

Site area BLV per

BLV per

Site area (£m)	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.22	-£12.21	-£10.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76	
1.00	£6.22	-£5.70	-£6.28	-£6.86	-£7.47	-£8.07	-£8.37	-£8.67	
1.00	£6.22	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20	
1.00	£6.22	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78	
1.00	£6.22	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03	
1.00	£6.22	-£0.78	-£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53	
2.00	£6.22	£2.32	£1.93	£1.53	£1.13	£0.73	£0.53	£0.33	
1.00	£6.22	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35	
0.50	£6.22	£2.46	£2.24	£2.02	£1.78	£1.54	£1.42	£1.30	
0.20	£6.22	-£2.10	-£2.57	-£3.05	-£3.53	-£4.02	-£4.26	-£4.51	
0.10	£6.22	£2.71	£2.29	£1.87	£1.45	£1.03	£0.81	£0.60	
0.10	£6.22	-£0.46	-£0.40	-£0.33	-£0.26	-£0.20	-£0.16	-£0.13	
0.10	£6.22	£2.23	£1.88	£1.52	£1.16	£0.80	£0.62	£0.44	
0.05	£6.22	-£0.61	-£1.24	-£1.86	-£2.49	-£3.11	-£3.43	-£3.74	
1.00	£6.22	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
1.00	£6.22	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
0.60	£6.22	-£2.39	-£3.54	-£3.79	-£4.04	-£4.30	-£4.42	-£4.55	

Site area BLV per

BLV per

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£2.79	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76	
1.00	£2.79	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67	
1.00	£2.79	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20	
1.00	£2.79	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78	
1.00	£2.79	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03	
1.00	£2.79	£0.78	£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53	
2.00	£2.79	£2.32	£1.93	£1.53	£1.13	£0.73	£0.53	£0.33	
1.00	£2.79	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35	
0.50	£2.79	£2.46	£2.24	£2.02	£1.78	£1.54	£1.42	£1.30	
0.20	£2.79	-£2.10	-£2.57	-£3.05	-£3.53	-£4.02	-£4.26	-£4.51	
0.20	£2.79	£2.71	£2.29	£1.87	£1.45	£1.03	£0.81	£0.60	
0.10	£2.79	-£0.46	-£0.40	-£0.33	-£0.26	-£0.20	-£0.16	-£0.13	
0.10	£2.79	£2.23	£1.88	£1.52	£1.16	£0.80	£0.62	£0.44	
0.05	£2.79	-£0.61	-£1.24	-£1.86	-£2.49	-£3.11	-£3.43	-£3.74	
1.00	£2.79	£19.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
1.00	£2.79	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
0.60	£2.79	-£3.29	-£3.54	-£3.79	-£4.04	-£4.30	-£4.42	-£4.55	

Site area BLV per

BLV per

Site area (BLM per ha)	Residual land values (£m per hectare)							
	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£142	-£122.21	-£122.92	-£133.63	-£134.34	-£15.05	-£15.40	-£15.76
1.00	£142	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67
1.00	£142	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20
1.00	£142	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78
1.00	£142	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03
1.00	£142	-£0.78	£0.33	£0.13	-£0.59	-£1.06	-£1.29	-£1.53
2.00	£142	£2.32	£1.93	£1.53	£1.13	£0.73	£0.53	£0.33
1.00	£142	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35
0.50	£142	£2.46	£2.24	£2.02	£1.78	£1.54	£1.42	£1.30
0.20	£142	-£2.10	-£2.57	-£3.05	-£3.53	-£4.02	-£4.26	-£4.51
0.20	£142	£2.71	£2.29	£1.87	£1.45	£1.03	£0.81	£0.60
0.10	£142	-£0.46	-£0.40	-£0.33	-£0.26	-£0.20	-£0.16	-£0.13
0.10	£142	£2.23	£1.88	£1.52	£1.16	£0.80	£0.62	£0.44
0.05	£142	-£0.61	-£1.24	-£1.86	-£2.49	-£3.11	-£3.43	-£3.74
1.00	£142	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
1.00	£142	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
0.60	£142	-£3.29	-£3.54	-£3.79	-£4.04	-£4.30	-£4.42	-£4.55

Site area BLV per

BLV per

Site area (km^2)	£/m per ha (£/m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£0.50	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76
1.00	£0.50	-£6.70	-£5.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67
1.00	£0.50	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20
1.00	£0.50	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78
1.00	£0.50	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03
1.00	£0.50	£0.78	£0.33	£0.13	£0.59	£1.06	£1.29	£1.53
2.00	£0.50	£2.32	£1.93	£1.53	£1.13	£0.73	£0.53	£0.33
1.00	£0.50	£2.38	£1.98	£1.57	£1.17	£0.76	£0.56	£0.35
0.50	£0.50	£2.46	£2.24	£2.02	£1.78	£1.54	£1.42	£1.30
0.20	£0.50	£2.10	£2.57	£3.05	£3.53	£4.02	£4.26	£4.51
0.20	£0.50	£2.71	£2.29	£1.87	£1.45	£1.03	£0.81	£0.60
0.10	£0.50	£0.46	£0.40	£0.33	£0.26	£0.20	£0.16	£0.13
0.10	£0.50	£2.23	£1.88	£1.52	£1.16	£0.80	£0.62	£0.44
0.05	£0.50	£0.61	£1.24	£1.86	£2.49	£3.11	£3.43	£3.74
1.00	£0.50	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
1.00	£0.50	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
0.60	£0.50	£3.29	£3.54	£3.79	£4.04	£4.30	£4.42	£4.55

BLVs

BLV per ha

SEV's	SEV per ha
Existing residential	£4,400,850
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

Key

Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £3,882 psm

AH tenure 75% rent 25% SO 0% FH

First Homes discount:

50%

BLV: EXISTING RESIDENTIAL LAND

	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£4.66	-£10.67	-£11.44	-£12.21	-£12.98	-£13.75	-£14.13	-£14.52
2	High Density flats 5 storeys (200 units)	200	£4.66	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34
3	High Density flats 6+ storeys MU (200 units)	200	£4.66	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.93
4	High Density flats 5 storeys MU (200 units)	100	£4.66	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12
5	Medium Density - 75% flats, 25% houses (100 units)	100	£4.66	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16
6	Medium Density - 50% flats, 50% houses (75 units)	75	£4.66	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79
7	Low Density - 100% houses (100 units)	100	£9.32	£6.19	£5.31	£4.43	£3.55	£2.67	£2.23	£1.79
8	Low Density - 100% houses (50 units)	50	£4.66	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93
9	Low Density - 100% houses (25 units)	25	£2.33	£1.63	£1.48	£1.33	£1.17	£1.01	£0.93	£0.85
10	Medium Density - 100% flats (25 units)	25	£0.93	-£0.13	-£0.24	-£0.35	-£0.47	-£0.58	-£0.63	-£0.69
11	Low Density - 100% houses (10 units)	10	£0.93	£0.71	£0.62	£0.53	£0.43	£0.34	£0.29	£0.24
12	Medium Density - 100% flats (10 units)	10	£0.47	£0.07	£0.08	£0.08	£0.09	£0.10	£0.10	£0.10
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.47	£0.31	£0.27	£0.23	£0.19	£0.15	£0.13	£0.11
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.23	£0.03	-£0.01	-£0.04	-£0.07	-£0.11	-£0.12	-£0.14
15	Student housing scheme (studios) - 325 units	-	£4.66	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16	Student housing scheme (4 bed clusters) - 200 flats	-	£4.66	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17	Extra Care C3 scheme - 100% flats (60 units)	60	£2.79	-£1.65	-£1.81	-£1.98	-£2.14	-£2.31	-£2.39	-£2.47

BLV: INNER OFFICES

SL No	Description	No of units	BLV (€ m)	2017	2018	2019	2020	2021	2022	2023	2024	2025
1	High Density flats 6+ storeys (200 units)	200	€6.93	-€10.67	-€11.44	-€12.21	-€12.98	-€13.75	-€14.13	-€14.52	-€14.91	-€15.30
2	High Density flats 5 storeys (200 units)	200	€6.93	-€3.94	-€4.61	-€5.29	-€5.97	-€6.65	-€6.99	-€7.34	-€7.69	-€8.04
3	High Density flats 6+ storeys MU (200 units)	200	€6.93	-€10.12	-€10.89	-€11.66	-€12.43	-€13.19	-€13.58	-€13.97	-€14.36	-€14.75
4	High Density flats 5 storeys MU (200 units)	100	€6.93	-€1.42	-€1.75	-€2.09	-€2.43	-€2.77	-€2.94	-€3.12	-€3.29	-€3.47
5	Medium Density - 75% flats, 25% houses (100 units)	100	€6.93	€0.39	-€0.11	-€0.62	-€1.13	-€1.64	-€1.90	-€2.16	-€2.42	-€2.68
6	Medium Density - 50% flats, 50% houses (75 units)	75	€6.93	€1.75	€1.25	€0.75	€0.24	-€0.27	-€0.53	-€0.79	-€1.05	-€1.31
7	Low Density - 100% houses (100 units)	100	€13.85	€6.19	€5.31	€4.43	€3.55	€2.67	€2.23	€1.79	€1.35	€0.91
8	Low Density - 100% houses (50 units)	50	€6.93	€3.18	€2.73	€2.28	€1.84	€1.39	€1.16	€0.93	€0.70	€0.47
9	Low Density - 100% houses (25 units)	25	€3.46	€1.63	€1.48	€1.33	€1.17	€1.01	€0.93	€0.85	€0.77	€0.69
10	Medium Density - 100% flats (25 units)	25	€1.39	-€0.13	-€0.24	-€0.35	-€0.47	-€0.58	-€0.63	-€0.69	-€0.75	-€0.81
11	Low Density - 100% houses (10 units)	10	€1.39	€0.71	€0.62	€0.53	€0.43	€0.34	€0.29	€0.24	€0.19	€0.14
12	Medium Density - 100% flats (10 units)	10	€0.69	€0.07	€0.08	€0.08	€0.09	€0.10	€0.10	€0.10	€0.10	€0.11
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	€0.69	€0.31	€0.27	€0.23	€0.19	€0.15	€0.13	€0.11	€0.09	€0.07
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	€0.35	€0.03	-€0.01	-€0.04	-€0.07	-€0.11	-€0.12	-€0.14	-€0.16	-€0.18
15	Student housing scheme - 325 units	-	€6.93	€13.93	€11.27	€8.62	€5.96	€3.30	€1.97	€0.64	€0.00	€0.00
16	Student housing scheme (4 bed clusters) - 200 flats	-	€6.93	€34.29	€27.75	€21.21	€14.67	€8.12	€4.85	€1.58	€0.00	€0.00
17	Extra Care C3 scheme - 100% flats (60 units)	60	€4.16	-€1.65	-€1.81	-€1.98	-€2.14	-€2.31	-€2.39	-€2.47	-€2.55	-€2.63

BLV: INNER RETAIL

Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£1.07	-£1.44	-£1.21	-£1.98	-£1.43	-£1.13	-£1.52
2 High Density flats 6+ storeys (200 units)	200	£6.22	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.96
4 High Density flats 5 storeys MU (200 units)	100	£6.22	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79
7 Low Density - 100% houses (100 units)	100	£12.44	£6.19	£5.31	£4.43	£3.55	£2.67	£2.23	£1.79
8 Low Density - 100% houses (50 units)	50	£6.22	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93
9 Low Density - 100% houses (25 units)	25	£3.11	£1.63	£1.48	£1.33	£1.17	£1.01	£0.93	£0.85
10 Medium Density - 100% flats (25 units)	25	£1.24	-£0.13	-£0.24	-£0.35	-£0.47	-£0.58	-£0.63	-£0.69
11 Low Density - 100% houses (10 units)	10	£1.24	£0.71	£0.62	£0.53	£0.43	£0.34	£0.29	£0.24
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.07	£0.08	£0.08	£0.09	£0.10	£0.10	£0.10
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.31	£0.27	£0.23	£0.19	£0.15	£0.13	£0.11
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.03	-£0.01	-£0.04	-£0.07	-£0.11	-£0.12	-£0.14
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£1.65	-£1.81	-£1.98	-£2.14	-£2.31	-£2.39	-£2.47

BLV: INDUSTRIAL

Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£1.07	-£1.44	-£1.21	-£1.98	-£1.13	-£1.14	-£1.52
2 High Density flats 5 storeys (200 units)	200	£2.79	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.96
4 High Density flats 5 storeys MU (200 units)	100	£2.79	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79
7 Low Density - 100% houses (100 units)	100	£5.58	£6.18	£5.31	£4.43	£3.55	£2.67	£2.23	£1.79
8 Low Density - 100% houses (50 units)	50	£2.79	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93
9 Low Density - 100% houses (25 units)	25	£1.39	£1.63	£1.48	£1.33	£1.17	£1.01	£0.93	£0.85
10 Medium Density - 100% flats (25 units)	25	£0.56	-£0.13	-£0.24	-£0.35	-£0.47	-£0.58	-£0.63	-£0.69
11 Low Density - 100% houses (10 units)	10	£0.56	£0.71	£0.62	£0.53	£0.43	£0.34	£0.29	£0.24
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.07	£0.08	£0.08	£0.09	£0.10	£0.10	£0.10
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.31	£0.27	£0.23	£0.19	£0.15	£0.13	£0.11
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.03	-£0.01	-£0.04	-£0.07	-£0.11	-£0.12	-£0.14
15 Student housing scheme - 325 units	-	£2.79	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	-£1.65	-£1.81	-£1.98	-£2.14	-£2.31	-£2.49	-£2.47

BLV: OUTER RETAIL

BLV	DESCRIPTION	No of units	BLV (€ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	€ 142	-€10.67	-€11.44	-€12.21	-€12.98	-€13.75	-€14.13	-€14.52
2	High Density flats 5 storeys (200 units)	200	€ 142	-€3.94	-€4.61	-€5.29	-€5.97	-€6.65	-€6.99	-€7.34
3	High Density flats 6+ storeys MU (200 units)	200	€ 142	-€13.12	-€10.89	-€11.66	-€12.43	-€13.19	-€13.58	-€13.93
4	High Density flats 5 storeys MU (200 units)	100	€ 142	-€1.42	-€1.75	-€2.09	-€2.43	-€2.77	-€2.94	-€3.12
5	Medium Density - 75% flats, 25% houses (100 units)	100	€ 142	€0.39	-€0.11	-€0.62	-€1.13	-€1.64	-€1.90	-€2.16
6	Medium Density - 50% flats, 50% houses (75 units)	75	€ 142	€1.75	€1.25	€0.75	€0.24	-€0.27	-€0.53	-€0.79
7	Low Density - 100% houses (100 units)	100	€2.84	€6.19	€5.31	€4.43	€3.55	€2.67	€2.23	€1.79
8	Low Density - 100% houses (50 units)	50	€ 142	€3.18	€2.73	€2.28	€1.84	€1.39	€1.16	€0.93
9	Low Density - 100% houses (25 units)	25	€ 71	€1.63	€1.48	€1.33	€1.17	€1.01	€0.93	€0.85
10	Medium Density - 100% flats (25 units)	25	€ 26	-€0.13	-€0.24	-€0.35	-€0.47	-€0.58	-€0.63	-€0.69
11	Low Density - 100% houses (10 units)	10	€ 26	€0.71	€0.62	€0.53	€0.43	€0.34	€0.29	€0.24
12	Medium Density - 100% flats (10 units)	10	€ 14	€0.07	€0.08	€0.08	€0.09	€0.10	€0.10	€0.10
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	€ 14	€0.31	€0.27	€0.23	€0.19	€0.15	€0.13	€0.11
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	€ 07	€0.03	-€0.01	-€0.04	-€0.07	-€0.11	-€0.12	-€0.14
15	Student housing scheme (studios) - 325 units	-	€ 142	€13.93	€11.27	€8.62	€5.96	€3.30	€1.97	€0.64
16	Student housing scheme (4 bed clusters) - 200 flats	-	€ 142	€34.29	€27.75	€21.21	€14.67	€8.12	€4.85	€1.58
17	Extra Care C3 scheme - 100% flats (60 units)	60	€0.85	-€1.65	-€1.81	-€1.98	-€2.14	-€2.31	-€2.39	-€2.47

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

ALL DEVELOPERS GREENFIELD SITES									
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ stores (200 units)	200	£0.00	-£0.67	-£1.44	-£1.21	-£1.98	-£1.75	-£1.43	-£1.52
2 High Density flats 5 stores (200 units)	200	£0.00	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34
3 High Density flats 5+ stores MU (200 units)	200	£0.00	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.98	-£13.12
4 High Density flats 5 stores MU (200 units)	100	£0.00	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.00	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.00	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79
7 Low Density - 100% houses (100 units)	100	£1.00	£6.19	£5.31	£4.43	£3.55	£2.67	£2.23	£1.79
8 Low Density - 100% houses (50 units)	50	£0.50	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93
9 Low Density - 100% houses (25 units)	25	£0.25	£1.63	£1.48	£1.33	£1.17	£1.01	£0.93	£0.85
10 Medium Density - 100% flats (25 units)	25	£0.10	-£0.13	-£0.24	-£0.35	-£0.47	-£0.58	-£0.63	-£0.69
11 Low Density - 100% houses (10 units)	10	£0.10	£0.71	£0.62	£0.53	£0.43	£0.34	£0.29	£0.24
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.07	£0.08	£0.08	£0.09	£0.10	£0.10	£0.10
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.31	£0.27	£0.23	£0.19	£0.15	£0.13	£0.11
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.03	-£0.01	-£0.04	-£0.07	-£0.11	-£0.12	-£0.14
15 Student housing scheme (studios) - 325 units	-	£0.00	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.00	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	-£1.65	-£1.81	-£1.98	-£2.14	-£2.31	-£2.39	-£2.47

Site area BLV per ha

	(fm)		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£4.66		-£10.67	-£11.44	-£12.21	-£12.98	-£13.75	-£14.13	-£14.52
1.00	£4.66		-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34
1.00	£4.66		-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.96
1.00	£4.66		-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12
1.00	£4.66		£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16
1.00	£4.66		£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79
2.00	£4.66		£3.09	£2.66	£2.22	£1.78	£1.34	£1.11	£0.89
1.00	£4.66		£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93
0.50	£4.66		£3.26	£2.96	£2.65	£2.34	£2.02	£1.86	£1.69
0.20	£4.66		-£0.67	-£1.22	-£1.77	-£2.33	-£2.89	-£3.17	-£3.45
0.20	£4.66		£3.57	£3.10	£2.63	£2.16	£1.69	£1.45	£1.22
0.10	£4.66		£0.69	£0.76	£0.82	£0.89	£0.95	£0.99	£1.02
0.10	£4.66		£3.13	£2.73	£2.32	£1.91	£1.50	£1.29	£1.09
0.05	£4.66		£0.56	-£0.11	-£0.78	-£1.46	-£2.13	-£2.47	-£2.81
1.00	£4.66		£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
1.00	£4.66		£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
0.60	£4.66		-£2.75	-£3.22	-£3.30	-£3.57	-£3.84	-£3.98	-£4.12

Site area BLV per ha

Rate	per								
(£m)	annum								
		0% AHA	10% AHA	20% AHA	30% AHA	40% AHA	45% AHA	50% AHA	
1.00	£6.93	-£10.67	-£11.44	-£12.21	-£12.98	-£13.75	-£14.13	-£14.52	
1.00	£6.93	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34	
1.00	£6.93	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.96	
1.00	£6.93	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12	
1.00	£6.93	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16	
1.00	£6.93	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79	
2.00	£6.93	£3.09	£2.66	£2.22	£1.78	£1.34	£1.11	£0.89	
1.00	£6.93	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93	
0.50	£6.93	£3.26	£2.96	£2.65	£2.34	£2.02	£1.86	£1.69	
0.20	£6.93	-£0.67	-£1.22	-£1.77	-£2.33	-£2.89	-£3.17	-£3.45	
0.20	£6.93	£3.57	£3.10	£2.63	£2.16	£1.69	£1.45	£1.22	
0.10	£6.93	£0.69	£0.76	£0.82	£0.89	£0.95	£0.99	£1.02	
0.10	£6.93	£3.13	£2.73	£2.32	£1.91	£1.50	£1.29	£1.09	
0.05	£6.93	£0.56	-£0.11	-£0.78	-£1.46	-£2.13	-£2.47	-£2.81	
1.00	£6.93	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
1.00	£6.93	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
0.60	£6.93	-£2.75	-£3.02	-£3.30	-£3.57	-£3.84	-£3.98	-£4.12	

Site area BLV per ha

		(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.22	-£1.07	-£1.14	-£1.21	-£1.28	-£1.35	-£1.43	-£1.52	-£1.62
1.00	£6.22	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34	-£7.94
1.00	£6.22	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.98	-£15.12
1.00	£6.22	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12	-£3.46
1.00	£6.22	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16	-£2.62
1.00	£6.22	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79	-£1.26
2.00	£6.22	£3.09	£2.66	£2.22	£1.78	£1.34	£1.11	£0.89	£0.69
1.00	£6.22	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93	£0.73
0.50	£6.22	£3.26	£2.96	£2.65	£2.34	£2.02	£1.86	£1.69	£1.52
0.20	£6.22	-£0.67	-£1.22	-£1.77	-£2.33	-£2.89	-£3.17	-£3.45	-£4.01
0.10	£6.22	£3.57	£3.10	£2.63	£2.16	£1.69	£1.45	£1.22	£1.01
0.10	£6.22	£0.69	£0.76	£0.82	£0.89	£0.95	£0.99	£1.02	£1.05
0.10	£6.22	£3.13	£2.73	£2.32	£1.91	£1.50	£1.29	£1.09	£0.91
0.05	£6.22	£0.56	-£0.11	-£0.78	-£1.46	-£2.13	-£2.47	-£2.81	-£3.41
1.00	£6.22	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	£0.58
1.00	£6.22	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	£1.52
0.60	£6.22	-£2.75	-£3.02	-£3.30	-£3.57	-£3.84	-£3.98	-£4.12	-£4.48

Site area BLV per ha

[illegible]

Site area BLV per ha

Site area (km ²)	Cost per ha (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£10.07	-£11.44	-£12.21	-£12.98	-£13.75	-£14.52	-£14.52	-£14.52
1.00	£142	-£3.94	-£4.81	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34
1.00	£142	-£10.67	-£10.69	-£11.66	-£12.43	-£13.19	-£13.58	-£13.96
1.00	£142	-£142	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12
1.00	£142	£0.39	-£1.01	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16
1.00	£142	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79
2.00	£142	£0.09	£2.66	£2.22	£1.76	£1.34	£1.11	£0.89
1.00	£142	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93
0.50	£142	£3.26	£2.96	£2.65	£2.34	£2.02	£1.86	£1.69
0.20	£142	-£0.67	-£1.22	-£1.77	-£2.33	-£2.89	-£3.17	-£3.45
0.20	£142	£3.57	£3.10	£2.63	£2.16	£1.69	£1.45	£1.22
0.10	£142	£0.69	£0.76	£0.82	£0.89	£0.95	£0.99	£1.02
0.10	£142	£3.13	£2.73	£2.32	£1.91	£1.50	£1.29	£1.09
0.05	£142	£0.56	-£0.11	-£0.78	-£1.46	-£2.13	-£2.47	-£2.81
1.00	£142	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
1.00	£142	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
0.60	£142	-£2.75	£3.02	-£3.30	-£3.57	-£3.84	-£3.98	-£4.12

Site area BLV per ha

	(£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£0.00	-£1.067	-£1.144	-£1.21	-£1.298	-£1.375	-£1.413	-£1.452
1.00	£0.50	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34
1.00	£0.50	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.96
1.00	£0.50	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12
1.00	£0.50	-£0.39	-£1.01	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16
1.00	£0.50	-£1.75	-£1.25	-£0.75	-£0.24	-£0.27	-£0.53	-£0.79
2.00	£0.50	-£3.09	-£2.66	-£2.22	-£1.76	-£1.34	-£1.11	-£0.89
1.00	£0.50	-£3.18	-£2.73	-£2.28	-£1.84	-£1.39	-£1.16	-£0.93
0.50	£0.50	-£3.26	-£2.96	-£2.65	-£2.34	-£2.02	-£1.86	-£1.69
0.20	£0.50	-£0.67	-£1.22	-£1.77	-£2.33	-£2.89	-£3.17	-£3.45
0.20	£0.50	-£3.57	-£3.10	-£2.63	-£2.16	-£1.69	-£1.45	-£1.22
0.10	£0.50	-£0.69	-£0.76	-£0.82	-£0.89	-£0.95	-£0.99	-£1.02
0.10	£0.50	-£3.13	-£2.73	-£2.32	-£1.91	-£1.50	-£1.29	-£1.09
0.05	£0.50	-£0.56	-£0.11	-£0.78	-£1.46	-£2.13	-£2.47	-£2.81
1.00	£0.50	-£13.93	-£11.27	-£8.62	-£5.96	-£3.30	-£1.97	-£0.64
1.00	£0.29	-£34.29	-£27.75	-£21.21	-£14.67	-£8.12	-£4.85	-£1.58
0.60	£0.50	-£2.75	-£3.02	-£3.30	-£3.57	-£3.84	-£3.98	-£4.12

BLVs

SEVs	SEVs per ha
Existing residential	£4,658,100
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

Key

Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,096 psm

AH tenure 75% rent 25% SO 0% FH

First Homes discount:

50%

BLV: EXISTING RESIDENTIAL LAND

Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£4.92	-£9.14	-£9.99	-£10.85	-£11.71	-£12.56	-£12.99	-£13.42
2 High Density flats 5 storeys (200 units)	200	£4.92	-£2.18	-£2.97	-£3.76	-£4.55	-£5.34	-£5.74	-£6.14
3 High Density flats 6+ storeys MU (200 units)	200	£4.92	-£8.58	-£9.44	-£10.30	-£11.15	-£12.01	-£12.44	-£12.86
4 High Density flats 5 storeys MU (200 units)	100	£4.92	-£0.54	-£0.93	-£1.32	-£1.72	-£2.12	-£2.32	-£2.52
5 Medium Density - 75% flats, 25% houses (100 units)	100	£4.92	£1.54	£0.97	£0.39	-£0.19	-£0.79	-£1.08	-£1.38
6 Medium Density - 50% flats, 50% houses (75 units)	75	£4.92	£2.72	£2.16	£1.59	£1.02	£0.45	£0.17	-£0.12
7 Low Density - 100% houses (100 units)	100	£9.83	£7.73	£6.75	£5.77	£4.78	£3.80	£3.30	£2.81
8 Low Density - 100% houses (50 units)	50	£4.92	£3.98	£3.48	£2.97	£2.47	£1.97	£1.72	£1.46
9 Low Density - 100% houses (25 units)	25	£2.46	£2.03	£1.84	£1.65	£1.45	£1.25	£1.15	£1.05
10 Medium Density - 100% flats (25 units)	25	£0.98	£0.15	£0.02	-£0.11	-£0.24	-£0.37	-£0.43	-£0.50
11 Low Density - 100% houses (10 units)	10	£0.98	£0.89	£0.78	£0.67	£0.57	£0.46	£0.41	£0.36
12 Medium Density - 100% flats (10 units)	10	£0.49	£0.18	£0.19	£0.20	£0.20	£0.21	£0.21	£0.22
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.49	£0.40	£0.36	£0.31	£0.26	£0.22	£0.19	£0.17
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.25	£0.09	£0.05	£0.01	-£0.02	-£0.06	-£0.08	-£0.10
15 Student housing scheme (studios) - 325 units	-	£4.92	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£4.92	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£2.95	-£1.33	-£1.51	-£1.69	-£1.88	-£2.06	-£2.15	-£2.24

BLV: INNER OFFICES

SL No	Description	No of units	BLV (€ m)									
1	High Density flats 6+ storeys (200 units)	200	€6.93	-€9.14	-€9.99	-€10.85	-€11.71	-€12.56	-€12.99	-€13.42		
2	High Density flats 5 storeys (200 units)	200	€6.93	-€2.18	-€2.97	-€3.76	-€4.55	-€5.34	-€5.74	-€6.14		
3	High Density flats 6+ storeys MU (200 units)	200	€6.93	-€8.58	-€9.44	-€10.30	-€11.15	-€12.01	-€12.44	-€12.87		
4	High Density flats 5 storeys MU (200 units)	100	€6.93	-€0.54	-€0.93	-€1.32	-€1.72	-€2.12	-€2.32	-€2.52		
5	Medium Density - 75% flats, 25% houses (100 units)	100	€6.93	€1.54	€0.97	€0.39	€0.19	-€0.79	-€1.08	-€1.38		
6	Medium Density - 50% flats, 50% houses (75 units)	75	€6.93	€2.72	€2.16	€1.59	€1.02	€0.45	€0.17	€0.12		
7	Low Density - 100% houses (100 units)	100	€13.85	€7.73	€6.75	€5.77	€4.78	€3.80	€3.30	€2.81		
8	Low Density - 100% houses (50 units)	50	€6.93	€3.98	€3.48	€2.97	€2.47	€1.97	€1.72	€1.46		
9	Low Density - 100% houses (25 units)	25	€3.46	€2.03	€1.84	€1.65	€1.45	€1.25	€1.15	€1.05		
10	Medium Density - 100% flats (25 units)	25	€1.39	€0.15	€0.02	-€0.11	-€0.24	-€0.37	-€0.43	-€0.50		
11	Low Density - 100% houses (10 units)	10	€1.39	€0.89	€0.78	€0.67	€0.57	€0.46	€0.41	€0.36		
12	Medium Density - 100% flats (10 units)	10	€0.69	€0.18	€0.19	€0.20	€0.20	€0.21	€0.21	€0.22	€0.21	
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	€0.69	€0.40	€0.36	€0.31	€0.26	€0.22	€0.19	€0.17		
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	€0.35	€0.09	€0.05	€0.01	-€0.02	-€0.06	-€0.08	-€0.10		
15	Student housing scheme (studios) - 325 units	-	€6.93	€13.93	€11.27	€8.62	€5.96	€3.30	€1.97	€0.64		
16	Student housing scheme (4 bed clusters) - 200 flats	-	€6.93	€34.29	€27.75	€21.21	€14.67	€8.12	€4.85	€1.58		
17	Extra Care C3 scheme - 100% flats (60 units)	60	€4.16	-€1.33	-€1.51	-€1.69	-€1.88	-€2.06	-€2.15	-€2.24		

BLV: INNER RETAIL

Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£9.14	-£9.99	-£10.85	-£11.71	-£12.56	-£12.99	-£13.42
2 High Density flats 5 storeys (200 units)	200	£6.22	-£2.18	-£2.97	-£3.76	-£4.55	-£5.34	-£5.74	-£6.14
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£8.58	-£9.44	-£10.30	-£11.15	-£12.01	-£12.44	-£12.87
4 High Density flats 5 storeys MU (200 units)	100	£6.22	-£0.54	-£0.93	-£1.32	-£1.72	-£2.12	-£2.32	-£2.52
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£1.54	£0.97	£0.39	-£0.19	-£0.79	-£1.08	-£1.38
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£2.72	£2.16	£1.59	£1.02	£0.45	£0.17	-£0.12
7 Low Density - 100% houses (100 units)	100	£12.44	£7.73	£6.75	£5.77	£4.78	£3.80	£3.30	£2.81
8 Low Density - 100% houses (50 units)	50	£6.22	£3.98	£3.48	£2.97	£2.47	£1.97	£1.72	£1.46
9 Low Density - 100% houses (25 units)	25	£3.11	£2.03	£1.84	£1.65	£1.45	£1.25	£1.15	£1.05
10 Medium Density - 100% flats (25 units)	25	£1.24	£0.15	£0.02	-£0.11	-£0.24	-£0.37	-£0.43	-£0.50
11 Low Density - 100% houses (10 units)	10	£1.24	£0.89	£0.78	£0.67	£0.57	£0.46	£0.41	£0.36
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.18	£0.19	£0.20	£0.20	£0.21	£0.21	£0.22
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.40	£0.36	£0.31	£0.26	£0.22	£0.19	£0.17
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.09	£0.05	£0.01	-£0.02	-£0.06	-£0.08	-£0.10
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£1.33	-£1.51	-£1.69	-£1.88	-£2.06	-£2.15	-£2.24

BLV: INDUSTRIAL

Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£9.14	-£9.99	-£10.85	-£11.71	-£12.56	-£12.99	-£13.42
2 High Density flats 5 storeys (200 units)	200	£2.79	-£2.18	-£2.97	-£3.76	-£4.55	-£5.34	-£5.74	-£6.14
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£8.58	-£9.44	-£10.30	-£11.15	-£12.01	-£12.44	-£12.87
4 High Density flats 5 storeys MU (200 units)	100	£2.79	-£0.54	-£0.93	-£1.32	-£1.72	-£2.12	-£2.32	-£2.52
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£1.54	£0.97	£0.39	-£0.19	-£0.79	-£1.08	-£1.38
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£2.72	£2.16	£1.59	£1.02	£0.45	£0.17	-£0.12
7 Low Density - 100% houses (100 units)	100	£5.58	£7.73	£6.75	£5.77	£4.78	£3.80	£3.30	£2.81
8 Low Density - 100% houses (50 units)	50	£2.79	£3.98	£3.48	£2.97	£2.47	£1.97	£1.72	£1.46
9 Low Density - 100% houses (25 units)	25	£1.39	£2.03	£1.84	£1.65	£1.45	£1.25	£1.15	£1.05
10 Medium Density - 100% flats (25 units)	25	£0.56	£0.15	£0.02	-£0.11	-£0.24	-£0.37	-£0.43	-£0.50
11 Low Density - 100% houses (10 units)	10	£0.56	£0.89	£0.78	£0.67	£0.57	£0.46	£0.41	£0.36
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.18	£0.19	£0.20	£0.20	£0.21	£0.21	£0.22
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.40	£0.36	£0.31	£0.26	£0.22	£0.19	£0.17
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.09	£0.05	£0.01	-£0.02	-£0.06	-£0.08	-£0.10
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	-£1.33	-£1.51	-£1.69	-£1.88	-£2.06	-£2.25	-£2.24

BLV: OUTER RETAIL

1	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£142	-£9.14	-£9.99	-£10.85	-£11.71	-£12.56	-£12.99	-£13.42
2	High Density flats 5 storeys (200 units)	200	£142	-£2.18	-£2.97	-£3.76	-£4.55	-£5.34	-£5.74	-£6.14
3	High Density flats 6+ storeys MU (200 units)	200	£142	-£8.58	-£9.44	-£10.30	-£11.15	-£12.01	-£12.44	-£12.88
4	High Density flats 5 storeys MU (200 units)	100	£142	-£0.54	-£0.93	-£1.32	-£1.72	-£2.12	-£2.32	-£2.52
5	Medium Density - 75% flats, 25% houses (100 units)	100	£142	£1.54	£0.97	£0.39	-£0.19	-£0.79	-£1.08	-£1.38
6	Medium Density - 50% flats, 50% houses (75 units)	75	£142	£2.72	£2.16	£1.59	£1.02	£0.45	-£0.17	-£1.12
7	Low Density - 100% houses (100 units)	100	£284	£7.73	£6.75	£5.77	£4.78	£3.80	£3.30	£2.81
8	Low Density - 100% houses (50 units)	50	£142	£3.98	£3.48	£2.97	£2.47	£1.97	£1.72	£1.46
9	Low Density - 100% houses (25 units)	25	£71	£2.03	£1.84	£1.65	£1.45	£1.25	£1.15	£1.05
10	Medium Density - 100% flats (25 units)	25	£28	£0.15	£0.02	-£0.11	-£0.24	-£0.37	-£0.43	-£0.50
11	Low Density - 100% houses (10 units)	10	£28	£0.89	£0.78	£0.67	£0.57	£0.46	£0.41	£0.36
12	Medium Density - 100% flats (10 units)	10	£14	£0.18	£0.19	£0.20	£0.20	£0.21	£0.21	£0.22
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.40	£0.36	£0.31	£0.26	£0.22	£0.19	£0.17
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.09	£0.05	£0.01	-£0.02	-£0.06	-£0.08	-£0.10
15	Student housing scheme - 325 units	-	£142	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16	Student housing scheme (4 bed clusters) - 200 flats	-	£142	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17	Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£1.33	-£1.51	-£1.69	-£1.88	-£2.06	-£2.15	-£2.24

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£9.14	-£9.99	-£10.85	-£11.71	-£12.56	-£12.99	-£13.42
2 High Density flats 5 storeys (200 units)	200	£0.50	-£2.18	-£2.97	-£3.76	-£4.55	-£5.34	-£5.74	-£6.14
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£8.58	-£9.44	-£10.30	-£11.15	-£12.01	-£12.44	-£12.87
4 High Density flats 5 storeys MU (200 units)	200	£0.50	-£0.54	-£0.93	-£1.32	-£1.72	-£2.12	-£2.32	-£2.52
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£1.54	£0.97	£0.39	-£0.19	-£0.79	-£1.08	-£1.38
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£2.72	£2.16	£1.59	£1.02	£0.45	£0.17	-£0.12
7 Low Density - 100% houses (100 units)	100	£1.00	£7.73	£6.75	£5.77	£4.78	£3.80	£3.30	£2.81
8 Low Density - 100% houses (50 units)	50	£0.50	£3.98	£3.48	£2.97	£2.47	£1.97	£1.72	£1.46
9 Low Density - 100% houses (25 units)	25	£0.25	£2.03	£1.84	£1.65	£1.45	£1.25	£1.15	£1.05
10 Medium Density - 100% flats (25 units)	25	£0.10	£0.15	£0.02	-£0.11	-£0.24	-£0.37	-£0.43	-£0.50
11 Low Density - 100% houses (10 units)	10	£0.10	£0.89	£0.78	£0.67	£0.57	£0.46	£0.41	£0.36
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.18	£0.19	£0.20	£0.20	£0.21	£0.21	£0.22
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.40	£0.36	£0.31	£0.26	£0.22	£0.19	£0.17
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.09	£0.05	£0.01	-£0.02	-£0.06	-£0.08	-£0.10
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	-£1.33	-£1.51	-£1.69	-£1.88	-£2.06	-£2.15	-£2.24

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£4.92	£9.14	£9.99	£10.85	£11.71	£12.56	£12.99	£13.42
1.00	£4.92	£2.18	£2.97	£3.76	£4.55	£5.34	£5.74	£6.14
1.00	£4.92	£8.58	£4.94	£10.30	£11.55	£12.01	£12.44	£12.87
1.00	£4.92	£0.54	£0.93	£1.32	£1.72	£2.12	£2.32	£2.52
1.00	£4.92	£1.54	£0.90	£0.39	£0.19	£0.79	£1.08	£1.38
1.00	£4.92	£2.72	£2.16	£1.59	£1.02	£0.45	£0.17	£0.12
2.00	£4.92	£3.87	£3.38	£2.88	£2.39	£1.90	£1.65	£1.40
1.00	£4.92	£3.98	£3.48	£2.97	£2.47	£1.97	£1.72	£1.49
0.50	£4.92	£4.05	£3.68	£3.29	£2.90	£2.50	£2.30	£2.06
0.20	£4.92	£0.74	£0.11	£0.54	£1.19	£1.84	£2.17	£2.49
0.20	£4.92	£4.43	£3.90	£3.37	£2.84	£2.31	£2.04	£1.78
0.10	£4.92	£1.84	£1.90	£1.97	£2.04	£2.10	£2.13	£2.17
0.10	£4.92	£4.03	£3.56	£3.09	£2.62	£2.15	£1.91	£1.67
0.05	£4.92	£1.73	£0.99	£0.26	£0.49	£1.23	£1.60	£1.98
0.05	£4.92	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
1.00	£4.92	£34.29	£27.75	£21.21	£14.67	£8.12	£4.58	£1.78
0.60	£4.92	£2.21	£2.51	£2.82	£3.13	£3.43	£3.85	£3.54

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.93	£9.14	£9.99	£10.85	£11.71	£12.56	£12.99	£13.42
1.00	£6.93	£2.18	£2.97	£3.76	£4.55	£5.34	£5.74	£6.14
1.00	£6.93	£8.58	£9.44	£10.30	£11.15	£12.01	£12.44	£12.87
1.00	£6.93	£0.54	£0.93	£1.32	£1.72	£2.12	£2.32	£2.52
1.00	£6.93	£1.54	£2.07	£2.59	£3.09	£3.59	£3.88	£4.18
1.00	£6.93	£2.72	£2.16	£1.59	£1.02	£0.45	£0.17	£0.12
2.00	£6.93	£3.87	£3.38	£2.88	£2.39	£1.90	£1.65	£1.40
1.00	£6.93	£3.98	£3.48	£2.97	£2.47	£1.97	£1.72	£1.46
0.50	£6.93	£4.05	£3.68	£3.29	£2.90	£2.50	£2.30	£2.09
0.20	£6.93	£0.74	£0.11	£0.54	£1.19	£1.84	£2.17	£2.49
0.20	£6.93	£4.43	£3.90	£3.37	£2.84	£2.31	£2.04	£1.78
0.10	£6.93	£1.84	£1.56	£1.19	£2.04	£2.10	£2.13	£2.17
0.10	£6.93	£4.03	£3.50	£2.97	£2.62	£2.15	£1.91	£1.67
0.05	£6.93	£1.73	£0.99	£0.26	£0.49	£1.23	£1.60	£1.98
1.00	£6.93	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
1.00	£6.93	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
0.60	£6.93	£2.21	£2.71	£2.82	£3.13	£3.43	£3.58	£3.74

Site area (£m)	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.22	-£9.14	-£2.97	-£1.85	-£1.71	-£1.56	-£1.29	-£1.42
1.00	£6.22	-£2.18	-£2.99	-£3.76	-£4.55	-£5.34	-£5.74	-£6.14
1.00	£6.22	-£8.58	-£9.44	-£10.30	-£11.15	-£12.01	-£12.44	-£12.87
1.00	£6.22	-£0.54	-£0.93	-£1.32	-£1.72	-£2.12	-£2.32	-£2.52
1.00	£6.22	£1.54	£0.97	£0.39	-£0.19	-£0.79	-£1.08	-£1.38
1.00	£6.22	£2.72	£2.16	£1.59	£1.02	£0.45	£0.17	-£0.12
2.00	£6.22	£3.87	£3.38	£2.88	£2.39	£1.90	£1.65	£1.40
1.00	£6.22	£3.98	£3.48	£2.97	£2.47	£1.97	£1.72	£1.46
0.50	£6.22	£4.05	£3.68	£3.29	£2.90	£2.50	£2.30	£2.09
0.20	£6.22	£0.74	£0.11	-£0.54	-£1.19	-£1.84	-£2.17	-£2.49
0.20	£6.22	£4.43	£3.90	£3.37	£2.84	£2.31	£2.04	£1.78
0.10	£6.22	£1.84	£1.30	£1.97	£2.04	£2.10	£2.13	£2.17
0.10	£6.22	£4.03	£3.56	£3.09	£2.62	£2.15	£1.91	£1.67
0.05	£6.22	£1.73	£0.99	£0.26	-£0.49	-£1.23	-£1.60	-£1.98
1.00	£6.22	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
1.00	£6.22	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
0.60	£6.22	-£2.21	-£2.51	-£2.82	-£3.13	-£3.43	-£3.58	-£3.74

Site area (£m)	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£2.79	£9.14	£2.99	£10.85	£11.71	£12.56	£12.99	£13.42
1.00	£2.79	£2.18	£2.97	£3.76	£4.55	£5.34	£5.74	£6.14
1.00	£2.79	£8.58	£2.94	£10.30	£11.15	£12.01	£12.44	£12.87
1.00	£2.79	£0.54	£0.93	£1.32	£1.72	£2.12	£2.32	£2.52
1.00	£2.79	£1.54	£0.97	£0.39	£0.19	£0.79	£1.08	£1.38
1.00	£2.79	£2.72	£2.16	£1.59	£1.02	£0.45	£0.17	£0.12
2.00	£2.79	£3.87	£3.38	£2.88	£2.39	£1.90	£1.65	£1.40
1.00	£2.79	£3.98	£3.48	£2.97	£2.47	£1.97	£1.72	£1.46
0.50	£2.79	£4.05	£3.68	£3.29	£2.90	£2.50	£2.30	£2.09
0.20	£2.79	£0.74	£0.11	£0.54	£1.19	£1.84	£2.17	£2.49
0.20	£2.79	£4.43	£3.90	£3.37	£2.84	£2.31	£2.04	£1.78
0.10	£2.79	£1.84	£1.00	£1.97	£2.04	£2.10	£2.13	£2.17
0.10	£2.79	£4.03	£3.56	£3.09	£2.62	£2.15	£1.91	£1.67
0.05	£2.79	£1.73	£1.09	£0.26	£0.49	£1.23	£1.60	£1.98
1.00	£2.79	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
1.00	£2.79	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
0.60	£2.79	£2.21	£2.51	£2.82	£3.13	£3.43	£3.58	£3.74

Site area (£m)	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£1.42	£9.14	£2.99	£10.85	£11.71	£12.56	£12.99	£13.42
1.00	£1.42	£2.18	£2.97	£3.76	£4.55	£5.34	£5.74	£6.14
1.00	£1.42	£8.58	£2.94	£10.30	£11.15	£12.01	£12.44	£12.87
1.00	£1.42	£0.54	£0.93	£1.32	£1.72	£2.12	£2.32	£2.52
1.00	£1.42	£1.54	£0.97	£0.39	£0.19	£0.79	£1.08	£1.38
1.00	£1.42	£2.72	£2.16	£1.59	£1.02	£0.45	£0.17	£0.12
2.00	£1.42	£3.87	£3.38	£2.88	£2.39	£1.90	£1.65	£1.40
1.00	£1.42	£3.98	£3.48	£2.97	£2.47	£1.97	£1.72	£1.46
0.50	£1.42	£4.05	£3.68	£3.29	£2.90	£2.50	£2.30	£2.09
0.20	£1.42	£0.74	£0.11	£0.54	£1.19	£1.84	£2.17	£2.49
0.20	£1.42	£4.43	£3.90	£3.37	£2.84	£2.31	£2.04	£1.78
0.10	£1.42	£1.84	£1.60	£1.97	£2.04	£2.10	£2.13	£2.17
0.10	£1.42	£4.03	£3.56	£3.09	£2.62	£2.15	£1.91	£1.67
0.05	£1.42	£1.73	£0.99	£0.26	£0.49	£1.23	£1.60	£1.98
1.00	£1.42	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
1.00	£1.42	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
0.60	£1.42	£2.21	£2.51	£2.82	£3.13	£3.43	£3.58	£3.74

Site area (£m)	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£0.50	£9.14	£9.99	£10.85	£11.71	£12.56	£12.99	£13.42
1.00	£0.50	£2.18	£2.97	£3.76	£4.55	£5.34	£5.74	£6.14
1.00	£0.50	£8.58	£9.44	£10.30	£11.15	£12.01	£12.44	£12.87
1.00	£0.50	£0.54	£0.93	£1.32	£1.72	£2.12	£2.32	£2.52
1.00	£0.50	£1.54	£0.97	£0.39	£0.19	£0.79	£1.08	£1.38
1.00	£0.50	£2.72	£2.16	£1.59	£1.02	£0.45	£0.17	£0.12
2.00	£0.50	£3.87	£3.38	£2.88	£2.39	£1.90	£1.65	£1.40
1.00	£0.50	£3.98	£3.48	£2.97	£2.47	£1.97	£1.72	£1.46
0.50	£0.50	£4.05	£3.68	£3.29	£2.90	£2.50	£2.30	£2.09
0.20	£0.50	£0.74	£0.11	£0.54	£1.19	£1.84	£2.17	£2.49
0.20	£0.50	£4.43	£3.90	£3.37	£2.84	£2.31	£2.04	£1.78
0.10	£0.50	£1.84	£1.56	£1.97	£2.04	£2.10	£2.13	£2.17
0.10	£0.50	£4.03	£3.50	£3.09	£2.62	£2.15	£1.91	£1.67
0.05	£0.50	£1.73	£0.99	£0.26	£0.49	£1.23	£1.60	£1.98
1.00	£0.50	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
1.00	£0.50	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
0.60	£0.50	£2.21	£2.51	£2.82	£3.13	£3.43	£3.58	£3.74

BLVs

SEV5	SEV per ha
Existing residential	£4,915,350
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

Key

Viab. result:	£X.XX
Unviab. result:	£X.XX
Unviab., but within 10% of BLV:	£X.XX

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,311 psm

AH tenure 75% rent 25% SO 0% FH

First Homes discount: 50%

BLV: EXISTING RESIDENTIAL LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£5.17	-£7.60	-£8.52	-£9.44	-£10.37	-£11.29	-£11.75	-£12.21
2 High Density flats 5 storeys (200 units)	200	£5.17	-£0.42	-£1.30	-£2.18	-£3.06	-£3.95	-£4.39	-£4.84
3 High Density flats 6+ storeys MU (200 units)	200	£5.17	-£7.04	-£7.97	-£8.89	-£9.81	-£10.73	-£11.20	-£11.66
4 High Density flats 5 storeys MU (200 units)	100	£5.17	£0.34	-£0.10	-£0.54	-£0.98	-£1.42	-£1.64	-£1.86
5 Medium Density - 75% flats, 25% houses (100 units)	100	£5.17	£2.70	£2.06	£1.42	£0.77	£0.13	-£0.20	-£0.53
6 Medium Density - 50% flats, 50% houses (75 units)	75	£5.17	£3.69	£3.08	£2.46	£1.84	£1.22	£0.91	£0.60
7 Low Density - 100% houses (100 units)	100	£10.35	£9.27	£8.21	£7.14	£6.07	£5.00	£4.46	£3.92
8 Low Density - 100% houses (50 units)	50	£5.17	£4.77	£4.22	£3.68	£3.13	£2.59	£2.31	£2.04
9 Low Density - 100% houses (25 units)	25	£2.59	£2.42	£2.19	£1.96	£1.73	£1.49	£1.37	£1.24
10 Medium Density - 100% flats (25 units)	25	£1.03	£0.43	£0.29	£0.14	£0.00	-£0.14	-£0.22	-£0.29
11 Low Density - 100% houses (10 units)	10	£1.03	£1.06	£0.94	£0.83	£0.71	£0.59	£0.54	£0.48
12 Medium Density - 100% flats (10 units)	10	£0.52	£0.30	£0.30	£0.31	£0.32	£0.32	£0.33	£0.33
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.52	£0.49	£0.44	£0.39	£0.34	£0.28	£0.26	£0.23
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.26	£0.14	£0.11	£0.07	£0.03	-£0.01	-£0.03	-£0.05
15 Student housing scheme (studios) - 325 units	-	£5.17	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£5.17	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.10	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99

BLV: INNER OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£7.60	-£8.52	-£9.44	-£10.37	-£11.29	-£11.75	-£12.21
2 High Density flats 5 storeys (200 units)	200	£6.93	-£0.42	-£1.30	-£2.18	-£3.06	-£3.95	-£4.39	-£4.84
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£7.04	-£7.97	-£8.89	-£9.81	-£10.73	-£11.20	-£11.66
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£0.34	-£0.10	-£0.54	-£0.98	-£1.42	-£1.64	-£1.86
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£2.70	£2.06	£1.42	£0.77	£0.13	-£0.20	-£0.53
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£3.69	£3.08	£2.46	£1.84	£1.22	£0.91	£0.60
7 Low Density - 100% houses (100 units)	100	£13.85	£9.27	£8.21	£7.14	£6.07	£5.00	£4.46	£3.92
8 Low Density - 100% houses (50 units)	50	£6.93	£4.77	£4.22	£3.68	£3.13	£2.59	£2.31	£2.04
9 Low Density - 100% houses (25 units)	25	£3.46	£2.42	£2.19	£1.96	£1.73	£1.49	£1.37	£1.24
10 Medium Density - 100% flats (25 units)	25	£1.39	£0.43	£0.29	£0.14	£0.00	-£0.14	-£0.22	-£0.29
11 Low Density - 100% houses (10 units)	10	£1.39	£1.06	£0.94	£0.83	£0.71	£0.59	£0.54	£0.48
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.30	£0.30	£0.31	£0.32	£0.32	£0.33	£0.33
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.49	£0.44	£0.39	£0.34	£0.28	£0.26	£0.23
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.14	£0.11	£0.07	£0.03	-£0.01	-£0.03	-£0.05
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99

BLV: INNER RETAIL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£7.60	-£8.52	-£9.44	-£10.37	-£11.29	-£11.75	-£12.21
2 High Density flats 5 storeys (200 units)	200	£6.22	-£0.42	-£1.30	-£2.18	-£3.06	-£3.95	-£4.39	-£4.84
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£7.04	-£7.97	-£8.89	-£9.81	-£10.73	-£11.20	-£11.66
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£0.34	-£0.10	-£0.54	-£0.98	-£1.42	-£1.64	-£1.86
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£2.70	£2.06	£1.42	£0.77	£0.13	-£0.20	-£0.53
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£3.69	£3.08	£2.46	£1.84	£1.22	£0.91	£0.60
7 Low Density - 100% houses (100 units)	100	£12.44	£9.27	£8.21	£7.14	£6.07	£5.00	£4.46	£3.92
8 Low Density - 100% houses (50 units)	50	£6.22	£4.77	£4.22	£3.68	£3.13	£2.59	£2.31	£2.04
9 Low Density - 100% houses (25 units)	25	£3.11	£2.42	£2.19	£1.96	£1.73	£1.49	£1.37	£1.24
10 Medium Density - 100% flats (25 units)	25	£1.24	£0.43	£0.29	£0.14	£0.00	-£0.14	-£0.22	-£0.29
11 Low Density - 100% houses (10 units)	10	£1.24	£1.06	£0.94	£0.83	£0.71	£0.59	£0.54	£0.48
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.30	£0.30	£0.31	£0.32	£0.32	£0.33	£0.33
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.49	£0.44	£0.39	£0.34	£0.28	£0.26	£0.23
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.14	£0.11	£0.07	£0.03	-£0.01	-£0.03	-£0.05
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99

BLV: INDUSTRIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£7.60	-£8.52	-£9.44	-£10.37	-£11.29	-£11.75	-£12.21
2 High Density flats 5 storeys (200 units)	200	£2.79	-£0.42	-£1.30	-£2.18	-£3.06	-£3.95	-£4.39	-£4.84
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£7.04	-£7.97	-£8.89	-£9.81	-£10.73	-£11.20	-£11.66
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£0.34	-£0.10	-£0.54	-£0.98	-£1.42	-£1.64	-£1.86
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£2.70	£2.06	£1.42	£0.77	£0.13	-£0.20	-£0.53
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£3.69	£3.08	£2.46	£1.84	£1.22	£0.91	£0.60
7 Low Density - 100% houses (100 units)	100	£5.58	£9.27	£8.21	£7.14	£6.07	£5.00	£4.46	£3.92
8 Low Density - 100% houses (50 units)	50	£2.79	£4.77	£4.22	£3.68	£3.13	£2.59	£2.31	£2.04
9 Low Density - 100% houses (25 units)	25	£1.39	£2.42	£2.19	£1.96	£1.73	£1.49	£1.37	£1.24
10 Medium Density - 100% flats (25 units)	25	£0.56	£0.43	£0.29	£0.14	£0.00	-£0.14	-£0.22	-£0.29
11 Low Density - 100% houses (10 units)	10	£0.56	£1.06	£0.94	£0.83	£0.71	£0.59	£0.54	£0.48
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.30	£0.30	£0.31	£0.32	£0.32	£0.33	£0.33
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.49	£0.44	£0.39	£0.34	£0.28	£0.26	£0.23
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.14	£0.11	£0.07	£0.03	-£0.01	-£0.03	-£0.05
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99

BLV: OUTER RETAIL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£7.60	-£8.52	-£9.44	-£10.37	-£11.29	-£11.75	-£12.21
2 High Density flats 5 storeys (200 units)	200	£1.42	-£0.42	-£1.30	-£2.18	-£3.06	-£3.95	-£4.39	-£4.84
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£7.04	-£7.97	-£8.89	-£9.81	-£10.73	-£11.20	-£11.66
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£0.34	-£0.10	-£0.54	-£0.98	-£1.42	-£1.64	-£1.86
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£2.70	£2.06	£1.42	£0.77	£0.13	-£0.20	-£0.53
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£3.69	£3.08	£2.46	£1.84	£1.22	£0.91	£0.60
7 Low Density - 100% houses (100 units)	100	£2.84	£9.27	£8.21	£7.14	£6.07	£5.00	£4.46	£3.92
8 Low Density - 100% houses (50 units)	50	£1.42	£4.77	£4.22	£3.68	£3.13	£2.59	£2.31	£2.04
9 Low Density - 100% houses (25 units)	25	£0.71	£2.42	£2.19	£1.96	£1.73	£1.49	£1.37	£1.24
10 Medium Density - 100% flats (25 units)	25	£0.28	£0.43	£0.29	£0.14	£0.00	-£0.14	-£0.22	-£0.29
11 Low Density - 100% houses (10 units)	10	£0.28	£1.06	£0.94	£0.83	£0.71	£0.59	£0.54	£0.48
12 Medium Density - 100% flats (10 units)	10	£0.14	£0.30	£0.30	£0.31	£0.32	£0.32	£0.33	£0.33
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.49	£0.44	£0.39	£0.34	£0.28	£0.26	£0.23
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.14	£0.11	£0.07	£0.03	-£0.01	-£0.03	-£0.05
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£7.60	-£8.52	-£9.44	-£10.37	-£11.29	-£11.75	-£12.21
2 High Density flats 5 storeys (200 units)	200	£0.50	-£0.42	-£1.30	-£2.18	-£3.06	-£3.95	-£4.39	-£4.84
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£7.04	-£7.97	-£8.89	-£9.81	-£10.73	-£11.20	-£11.66
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£0.34	-£0.10	-£0.54	-£0.98	-£1.42	-£1.64	-£1.86
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£2.70	£2.06	£1.42	£0.77	£0.13	-£0.20	-£0.53
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£3.69	£3.08	£2.46	£1.84	£1.22	£0.91	£0.60
7 Low Density - 100% houses (100 units)	100	£1.00	£9.27	£8.21	£7.14	£6.07	£5.00	£4.46	£3.92
8 Low Density - 100% houses (50 units)	50	£0.50	£4.77	£4.22	£3.68	£3.13	£2.59	£2.31	£2.04
9 Low Density - 100% houses (25 units)	25	£0.25	£2.42	£2.19	£1.96	£1.73	£1.49	£1.37	£1.24
10 Medium Density - 100% flats (25 units)	25	£0.10	£0.43	£0.29	£0.14	£0.00	-£0.14	-£0.22	-£0.29
11 Low Density - 100% houses (10 units)	10	£0.10	£1.06	£0.94	£0.83	£0.71	£0.59	£0.54	£0.48
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.30	£0.30	£0.31	£0.32	£0.32	£0.33	£0.33
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.49	£0.44	£0.39	£0.34	£0.28	£0.26	£0.23
14 Small flatland (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.14	£0.11	£0.07	£0.03	-£0.01	-£0.03	-£0.05
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.93	£11.27	£8.62	£5.96	£3.30	£1.93	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,525 psm

AH tenure 75% rent 25% SO 0% FH

First Homes discount: 50%

BLV: EXISTING RESIDENTIAL LAND

1	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£5.43	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55
2	High Density flats 5 storeys (200 units)	200	£5.43	£0.84	£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11
3	High Density flats 6+ storeys MU (200 units)	200	£5.43	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99
4	High Density flats 5 storeys MU (200 units)	100	£5.43	£0.97	£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00
5	Medium Density - 75% flats, 25% houses (100 units)	100	£5.43	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59
6	Medium Density - 50% flats, 50% houses (75 units)	75	£5.43	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56
7	Low Density - 100% houses (100 units)	100	£10.86	£10.51	£9.50	£8.48	£7.46	£6.44	£5.92	£5.41
8	Low Density - 100% houses (50 units)	50	£5.43	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80
9	Low Density - 100% houses (25 units)	25	£2.71	£2.74	£2.49	£2.23	£1.96	£1.70	£1.56	£1.42
10	Medium Density - 100% flats (25 units)	25	£1.09	£0.64	£0.51	£0.38	£0.25	£0.12	£0.05	£0.02
11	Low Density - 100% houses (10 units)	10	£1.09	£1.20	£1.09	£0.97	£0.86	£0.75	£0.69	£0.64
12	Medium Density - 100% flats (10 units)	10	£0.54	£0.39	£0.40	£0.41	£0.41	£0.42	£0.43	£0.43
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.54	£0.56	£0.51	£0.47	£0.42	£0.37	£0.34	£0.32
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.27	£0.19	£0.15	£0.12	£0.08	£0.05	£0.03	£0.01
15	Student housing scheme (studios) - 325 units	-	£5.43	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16	Student housing scheme (4 bed clusters) - 200 flats	-	£5.43	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17	Extra Care C3 scheme - 100% flats (60 units)	60	£3.26	-£0.77	-£0.95	-£1.12	-£1.29	-£1.47	-£1.56	-£1.64

BLV: INNER OFFICES

Description	No of units	BLV (£ m)								
1 High Density flats 6+ storeys (200 units)	200	£6.93	£6.49	£7.30	£8.11	£8.93	£9.74	£10.14	£10.55	
2 High Density flats 6 storeys (200 units)	200	£6.93	£0.84	£0.07	£0.71	£1.51	£2.30	£2.70	£3.11	
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	£5.94	£6.75	£7.56	£8.37	£9.18	£9.59	£9.99	
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£0.97	£0.58	£0.19	£0.20	£0.60	£0.80	£1.00	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56	
7 Low Density - 100% houses (100 units)	100	£13.85	£10.51	£9.50	£8.48	£7.46	£6.44	£5.92	£5.41	
8 Low Density - 100% houses (50 units)	50	£6.93	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80	
9 Low Density - 100% houses (25 units)	25	£3.46	£2.74	£2.49	£2.23	£1.96	£1.70	£1.56	£1.42	
10 Medium Density - 100% flats (25 units)	25	£1.39	£0.64	£0.51	£0.38	£0.25	£0.12	£0.05	£0.02	
11 Low Density - 100% houses (10 units)	10	£1.39	£1.20	£1.09	£0.97	£0.86	£0.75	£0.69	£0.64	
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.39	£0.40	£0.41	£0.41	£0.42	£0.43	£0.43	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.56	£0.51	£0.47	£0.42	£0.37	£0.34	£0.32	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.19	£0.15	£0.12	£0.08	£0.05	£0.03	£0.01	
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	£0.77	£0.95	£1.12	£1.29	£1.47	£1.56	£1.64	

BLV: INNER RETAIL

1	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£6.22	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55
2	High Density flats 5 storeys (200 units)	200	£6.22	£0.84	£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11
3	High Density flats 6+ storeys MU (200 units)	200	£6.22	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99
4	High Density flats 5 storeys MU (200 units)	100	£6.22	£0.97	£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00
5	Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59
6	Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56
7	Low Density - 100% houses (100 units)	100	£12.44	£10.51	£9.50	£8.48	£7.46	£6.44	£5.92	£5.41
8	Low Density - 100% houses (50 units)	50	£6.22	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80
9	Low Density - 100% houses (25 units)	25	£3.11	£2.74	£2.49	£2.23	£1.96	£1.70	£1.56	£1.41
10	Medium Density - 100% flats (25 units)	10	£1.24	£0.64	£0.51	£0.38	£0.25	£0.12	£0.05	-£0.02
11	Low Density - 100% houses (10 units)	10	£1.24	£1.20	£1.09	£0.97	£0.86	£0.75	£0.69	£0.64
12	Medium Density - 100% flats (10 units)	10	£0.62	£0.39	£0.40	£0.41	£0.41	£0.42	£0.43	£0.43
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.56	£0.51	£0.47	£0.42	£0.37	£0.34	£0.32
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.19	£0.15	£0.12	£0.08	£0.05	£0.03	£0.01
15	Student housing scheme (studios) - 325 units	-	£6.22	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16	Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£33.66	£27.12	£20.58	£14.04	£7.50	£2.42	£0.95
17	Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£0.77	-£0.95	-£1.12	-£1.29	-£1.47	-£1.56	-£1.64

BLV: INDUSTRIAL

1	Description	No of units	BLV (£ m)	0% AH	-10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
2	High Density flats 6+ storeys (200 units)	200	£2.79	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55
3	High Density flats 5 storeys (200 units)	200	£2.79	£0.84	£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11
3	High Density flats 6+ storeys MU (200 units)	200	£2.79	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99
4	High Density flats 5 storeys MU (200 units)	100	£2.79	£0.97	£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00
5	Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59
6	Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£4.44	£3.86	£3.28	£2.72	£2.14	£1.85	£1.56
7	Low Density - 100% houses (100 units)	100	£5.58	£10.51	£9.50	£8.48	£7.46	£6.44	£5.92	£5.41
8	Low Density - 100% houses (50 units)	50	£2.79	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80
9	Low Density - 100% houses (25 units)	25	£1.39	£2.74	£2.49	£2.23	£1.96	£1.70	£1.56	£1.42
10	Medium Density - 100% flats (25 units)	25	£0.56	£0.64	£0.51	£0.38	£0.25	£0.12	£0.05	£0.02
11	Low Density - 100% houses (10 units)	10	£0.56	£1.20	£1.09	£0.97	£0.86	£0.75	£0.69	£0.64
12	Medium Density - 100% flats (10 units)	10	£0.28	£0.39	£0.40	£0.41	£0.41	£0.42	£0.43	£0.43
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.56	£0.51	£0.47	£0.42	£0.37	£0.34	£0.32
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.19	£0.15	£0.12	£0.08	£0.05	£0.03	£0.01
15	Student housing scheme (studios) - 325 units	-	£2.79	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16	Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17	Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	-£0.77	-£0.95	-£1.12	-£1.29	-£1.47	-£1.56	-£1.64

BLV: OUTER RETAIL

1	Description	No of units	BLV (£'m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
2	High Density flats 6+ storeys (200 units)	200	£1.42	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55
3	High Density flats 5 storeys (200 units)	200	£1.42	£0.84	£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11
3	High Density flats 6+ storeys MU (200 units)	200	£1.42	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99
4	High Density flats 5 storeys MU (200 units)	100	£1.42	£0.97	£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00
5	Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£3.57	£2.96	£2.39	£1.79	£1.19	£0.89	£0.59
6	Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56
7	Low Density - 100% houses (100 units)	100	£2.84	£10.51	£9.50	£8.48	£7.46	£6.44	£5.92	£5.41
8	Low Density - 100% houses (50 units)	50	£1.42	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80
9	Low Density - 100% houses (25 units)	25	£0.71	£2.74	£2.49	£2.23	£1.96	£1.70	£1.56	£1.42
10	Medium Density - 100% flats (25 units)	25	£0.28	£0.64	£0.51	£0.38	£0.25	£0.12	£0.05	-£0.02
11	Low Density - 100% houses (10 units)	10	£0.28	£1.20	£1.09	£0.97	£0.86	£0.75	£0.69	£0.64
12	Medium Density - 100% flats (10 units)	10	£0.14	£0.39	£0.40	£0.41	£0.41	£0.42	£0.43	£0.43
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.56	£0.51	£0.47	£0.42	£0.37	£0.34	£0.32
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.19	£0.15	£0.12	£0.08	£0.05	£0.03	£0.01
15	Student housing scheme (studios) - 325 units	-	£1.42	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16	Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£33.66	£27.12	£20.58	£14.04	£7.50	£2.42	£0.95
17	Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£0.77	-£0.95	-£1.12	-£1.29	-£1.47	-£1.56	-£1.64

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55
2 High Density flats 5 storeys (200 units)	200	£0.50	£0.84	£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£0.97	£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56
7 Low Density - 100% houses (100 units)	100	£1.00	£10.51	£9.50	£8.48	£7.46	£6.44	£5.92	£5.41
8 Low Density - 100% houses (50 units)	50	£0.50	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80
9 Low Density - 100% houses (25 units)	25	£0.25	£2.74	£2.49	£2.23	£1.96	£1.70	£1.56	£1.42
10 Medium Density - 100% flats (25 units)	25	£0.10	£0.64	£0.51	£0.38	£0.25	£0.12	£0.05	-£0.02
11 Low Density - 100% houses (10 units)	10	£0.10	£1.20	£1.09	£0.97	£0.86	£0.75	£0.69	£0.64
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.39	£0.40	£0.41	£0.41	£0.42	£0.43	£0.43
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.56	£0.51	£0.47	£0.42	£0.37	£0.34	£0.32
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.19	£0.15	£0.12	£0.08	£0.05	£0.03	£0.01
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.68	£11.02	£8.36	£5.70	£3.04	£0.74	£1.72
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£33.66	£27.12	£20.58	£14.04	£7.50	£2.42	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	-£0.77	-£0.95	-£1.12	-£1.29	-£1.47	-£1.56	-£1.64

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£5.43	£6.49	£7.30	£8.11	£8.93	£9.74	£10.14	£10.55
1.00	£5.43	£0.84	£0.07	£0.71	£1.51	£2.30	£2.70	£3.32
1.00	£5.43	£5.94	£6.75	£7.56	£8.37	£9.18	£9.59	£9.99
1.00	£5.43	£0.97	£0.58	£0.19	£0.20	£0.60	£0.80	£1.00
1.00	£5.43	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59
1.00	£5.43	£4.44	£3.66	£3.29	£2.72	£2.14	£1.85	£1.56
2.00	£5.43	£5.25	£4.75	£4.24	£3.73	£3.22	£2.96	£2.70
1.00	£5.43	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80
0.50	£5.43	£5.48	£4.97	£4.46	£3.93	£3.39	£3.12	£2.84
0.20	£5.43	£3.20	£2.56	£1.91	£1.25	£0.59	£0.26	£0.08
0.20	£5.43	£5.98	£4.53	£4.87	£4.31	£3.75	£3.46	£3.18
0.10	£5.43	£3.87	£3.96	£4.05	£4.14	£4.24	£4.28	£4.33
0.10	£5.43	£5.63	£4.14	£4.65	£4.16	£3.66	£3.40	£3.15
0.05	£5.43	£3.79	£3.07	£2.35	£1.64	£0.92	£0.56	£0.20
1.00	£5.43	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
1.00	£5.43	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
0.60	£5.43	£1.29	£1.58	£1.87	£2.16	£2.45	£2.59	£2.74

Site area (£m)	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.93	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55
1.00	£6.93	£0.84	-£0.70	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11
1.00	£6.93	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99
1.00	£6.93	£0.97	£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00
1.00	£6.93	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59
1.00	£6.93	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56
2.00	£6.93	£5.25	£4.75	£4.24	£3.73	£3.22	£2.96	£2.70
1.00	£6.93	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80
0.50	£6.93	£5.48	£4.97	£4.46	£3.93	£3.39	£3.12	£2.84
0.20	£6.93	£3.20	£2.56	£1.91	£1.25	£0.59	£0.26	-£0.08
0.20	£6.93	£5.98	£4.43	£4.87	£4.31	£3.75	£3.46	£3.18
0.10	£6.93	£3.87	£3.96	£4.05	£4.14	£4.24	£4.28	£4.33
0.10	£6.93	£5.63	£4.14	£4.65	£4.16	£3.66	£3.40	£3.15
0.05	£6.93	£3.79	£3.07	£2.35	£1.64	£0.92	£0.56	£0.20
1.00	£6.93	£13.66	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
1.00	£6.93	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
0.60	£6.93	£1.29	-£2.58	-£1.87	-£2.16	-£2.45	-£2.59	-£2.74

Site area (£m)	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.22	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55
1.00	£6.22	-£0.84	-£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11
1.00	£6.22	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99
1.00	£6.22	-£0.97	-£0.58	-£0.19	-£0.20	-£0.60	-£0.80	-£1.00
1.00	£6.22	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59
1.00	£6.22	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56
2.00	£6.22	£5.25	£4.75	£4.24	£3.73	£3.22	£2.96	£2.70
1.00	£6.22	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80
0.50	£6.22	£5.48	£4.97	£4.46	£3.93	£3.39	£3.12	£2.84
0.20	£6.22	£3.20	£2.56	£1.91	£1.25	£0.59	£0.26	-£0.08
0.20	£6.22	£5.98	£4.43	£4.87	£4.31	£3.75	£3.46	£3.18
0.10	£6.22	£3.87	£3.96	£4.05	£4.14	£4.24	£4.28	£4.33
0.10	£6.22	£5.63	£4.14	£4.65	£4.16	£3.66	£3.40	£3.15
0.05	£6.22	£3.79	£3.07	£2.35	£1.64	£0.92	£0.56	£0.20
1.00	£6.22	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
1.00	£6.22	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
0.60	£6.22	£1.29	£2.58	£1.87	£2.16	£2.45	£2.59	£2.74

Site area (£m)	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£2.79	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55
1.00	£2.79	£0.84	-£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11
1.00	£2.79	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99
1.00	£2.79	£0.97	-£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00
1.00	£2.79	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59
1.00	£2.79	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56
2.00	£2.79	£5.25	£4.76	£4.24	£3.73	£3.22	£2.96	£2.70
1.00	£2.79	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80
0.50	£2.79	£5.48	£4.97	£4.46	£3.93	£3.39	£3.12	£2.84
0.20	£2.79	£3.20	£2.56	£1.91	£1.25	£0.59	£0.26	-£0.08
0.20	£2.79	£5.98	£4.43	£4.87	£4.31	£3.75	£3.46	£3.18
0.10	£2.79	£3.87	£3.96	£4.05	£4.14	£4.24	£4.28	£4.33
0.10	£2.79	£5.63	£5.14	£4.65	£4.16	£3.66	£3.40	£3.15
0.05	£2.79	£3.79	£3.07	£2.35	£1.64	£0.92	£0.56	£0.20
1.00	£2.79	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
1.00	£2.79	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
0.60	£2.79	£1.29	-£1.58	-£1.87	-£2.16	-£2.45	-£2.59	-£2.74

Site area (£m)	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£1.42	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55
1.00	£1.42	-£0.84	-£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11
1.00	£1.42	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99
1.00	£1.42	-£0.97	-£0.58	-£0.19	-£0.20	-£0.60	-£0.80	-£1.00
1.00	£1.42	-£3.57	-£2.98	-£2.39	-£1.79	-£1.19	-£0.89	-£0.59
1.00	£1.42	-£4.44	-£3.86	-£3.29	-£2.72	-£2.14	-£1.85	-£1.56
2.00	£1.42	-£5.25	-£4.75	-£4.24	-£3.73	-£3.22	-£2.96	-£2.70
1.00	£1.42	-£5.40	-£4.89	-£4.37	-£3.85	-£3.33	-£3.06	-£2.80
0.50	£1.42	-£5.48	-£4.97	-£4.46	-£3.93	-£3.39	-£3.12	-£2.84
0.20	£1.42	-£3.20	-£2.56	-£1.91	-£1.25	-£0.59	-£0.26	-£0.08
0.20	£1.42	-£5.98	-£5.43	-£4.87	-£4.31	-£3.75	-£3.46	-£3.18
0.10	£1.42	-£3.87	-£3.96	-£4.05	-£4.14	-£4.24	-£4.28	-£4.33
0.10	£1.42	-£5.63	-£5.14	-£4.65	-£4.16	-£3.66	-£3.40	-£3.15
0.05	£1.42	-£3.79	-£3.07	-£2.35	-£1.64	-£0.92	-£0.56	-£0.20
1.00	£1.42	-£13.68	-£11.02	-£8.36	-£5.70	-£3.04	-£1.72	-£0.39
1.00	£1.42	-£33.66	-£27.12	-£20.58	-£14.04	-£7.50	-£4.22	-£0.95
0.60	£1.42	-£1.29	-£1.58	-£1.87	-£2.16	-£2.45	-£2.59	-£2.74

Site area (£m)	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£0.50	£6.49	£7.30	£8.11	£8.93	£9.74	£10.14	£10.55
1.00	£0.50	£6.84	£7.07	£0.71	£1.51	£2.30	£2.70	£3.11
1.00	£0.50	£5.94	£6.75	£7.56	£8.37	£9.18	£9.59	£9.99
1.00	£0.50	£0.97	£0.58	£0.19	£0.20	£0.60	£0.80	£1.00
1.00	£0.50	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59
1.00	£0.50	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56
2.00	£0.50	£5.25	£4.75	£4.24	£3.73	£3.22	£2.96	£2.70
1.00	£0.50	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80
0.50	£0.50	£5.48	£4.97	£4.46	£3.93	£3.39	£3.12	£2.84
0.20	£0.50	£3.20	£2.56	£1.91	£1.25	£0.59	£0.26	£0.08
0.20	£0.50	£5.98	£4.43	£4.87	£4.31	£3.75	£3.46	£3.18
0.10	£0.50	£3.87	£3.96	£4.05	£4.14	£4.24	£4.28	£4.33
0.10	£0.50	£5.63	£4.14	£4.65	£4.16	£3.66	£3.40	£3.15
0.05	£0.50	£3.79	£3.07	£2.35	£1.64	£0.92	£0.56	£0.20
1.00	£0.50	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
1.00	£0.50	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
0.60	£0.50	£1.29	£1.58	£1.87	£2.16	£2.45	£2.59	£2.74

BLVs	BLV per ha
Existing residential	£5,429,850
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,739 psm

AH tenure 75% rent 25% SO 0% FH

First Homes discount: 50%

BLV: EXISTING RESIDENTIAL LAND		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£5.69	-£4.96	-£5.78	-£6.61	-£7.44	-£8.26	-£8.68	-£9.09
2 High Density flats 5 storeys (200 units)	200	£5.69	£2.58	£1.76	£0.94	£0.12	-£0.72	-£1.14	-£1.57
3 High Density flats 6+ storeys MU (200 units)	200	£5.69	-£4.40	-£5.23	-£6.06	-£6.88	-£7.71	-£8.12	-£8.54
4 High Density flats 5 storeys MU (200 units)	100	£5.69	£1.83	£1.43	£1.02	£0.61	£0.19	-£0.02	-£0.23
5 Medium Density - 75% flats, 25% houses (100 units)	100	£5.69	£4.73	£4.10	£3.48	£2.85	£2.21	£1.89	£1.57
6 Medium Density - 50% flats, 50% houses (75 units)	75	£5.69	£5.40	£4.80	£4.20	£3.60	£3.00	£2.70	£2.39
7 Low Density - 100% houses (100 units)	100	£11.37	£12.05	£10.99	£9.92	£8.86	£7.78	£7.24	£6.70
8 Low Density - 100% houses (50 units)	50	£5.69	£6.19	£5.65	£5.11	£4.56	£4.02	£3.74	£3.47
9 Low Density - 100% houses (25 units)	25	£2.84	£3.13	£2.84	£2.54	£2.24	£1.93	£1.78	£1.62
10 Medium Density - 100% flats (25 units)	25	£1.14	£0.92	£0.78	£0.65	£0.51	£0.37	£0.30	£0.23
11 Low Density - 100% houses (10 units)	10	£1.14	£1.37	£1.25	£1.13	£1.02	£0.90	£0.84	£0.78
12 Medium Density - 100% flats (10 units)	10	£0.57	£0.50	£0.51	£0.52	£0.53	£0.54	£0.54	£0.55
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.57	£0.65	£0.60	£0.55	£0.50	£0.44	£0.42	£0.39
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.28	£0.25	£0.21	£0.17	£0.14	£0.10	£0.08	£0.06
15 Student housing scheme (studios) - 325 units	-	£5.69	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£5.69	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.41	-£0.45	-£0.63	-£0.81	-£0.98	-£1.16	-£1.25	-£1.34

BLV: INNER OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£4.96	-£5.78	-£6.61	-£7.44	-£8.26	-£8.68	-£9.09
2 High Density flats 5 storeys (200 units)	200	£6.93	£2.58	£1.76	£0.94	£0.12	-£0.72	-£1.14	-£1.57
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£4.40	-£5.23	-£6.06	-£6.88	-£7.71	-£8.12	-£8.54
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£1.83	£1.43	£1.02	£0.61	£0.19	-£0.02	-£0.23
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£4.73	£4.10	£3.48	£2.85	£2.21	£1.89	£1.57
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£5.40	£4.80	£4.20	£3.60	£3.00	£2.70	£2.39
7 Low Density - 100% houses (100 units)	100	£13.85	£12.05	£10.99	£9.92	£8.86	£7.78	£7.24	£6.70
8 Low Density - 100% houses (50 units)	50	£6.93	£6.19	£5.65	£5.11	£4.56	£4.02	£3.74	£3.47
9 Low Density - 100% houses (25 units)	25	£3.46	£3.13	£2.84	£2.54	£2.24	£1.93	£1.78	£1.62
10 Medium Density - 100% flats (25 units)	25	£1.39	£0.92	£0.78	£0.65	£0.51	£0.37	£0.30	£0.23
11 Low Density - 100% houses (10 units)	10	£1.39	£1.37	£1.25	£1.13	£1.02	£0.90	£0.84	£0.78
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.50	£0.51	£0.52	£0.53	£0.54	£0.54	£0.55
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.65	£0.60	£0.55	£0.50	£0.44	£0.42	£0.39
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.25	£0.21	£0.17	£0.14	£0.10	£0.08	£0.06
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	-£0.45	-£0.63	-£0.81	-£0.98	-£1.16	-£1.25	-£1.34

BLV: INNER RETAIL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£4.96	-£5.78	-£6.61	-£7.44	-£8.26	-£8.68	-£9.09
2 High Density flats 5 storeys (200 units)	200	£6.22	£2.58	£1.76	£0.94	£0.12	-£0.72	-£1.14	-£1.57
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£4.40	-£5.23	-£6.06	-£6.88	-£7.71	-£8.12	-£8.54
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£1.83	£1.43	£1.02	£0.61	£0.19	-£0.02	-£0.23
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£4.73	£4.10	£3.48	£2.85	£2.21	£1.89	£1.57
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£5.40	£4.80	£4.20	£3.60	£3.00	£2.70	£2.39
7 Low Density - 100% houses (100 units)	100	£12.44	£12.05	£10.99	£9.92	£8.86	£7.78	£7.24	£6.70
8 Low Density - 100% houses (50 units)	50	£6.22	£6.19	£5.65	£5.11	£4.56	£4.02	£3.74	£3.47
9 Low Density - 100% houses (25 units)	25	£3.11	£3.13	£2.84	£2.54	£2.24	£1.93	£1.78	£1.62
10 Medium Density - 100% flats (25 units)	25	£1.24	£0.92	£0.78	£0.65	£0.51	£0.37	£0.30	£0.23
11 Low Density - 100% houses (10 units)	10	£1.24	£1.37	£1.25	£1.13	£1.02	£0.90	£0.84	£0.78
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.50	£0.51	£0.52	£0.53	£0.54	£0.54	£0.55
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.65	£0.60	£0.55	£0.50	£0.44	£0.42	£0.39
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.25	£0.21	£0.17	£0.14	£0.10	£0.08	£0.06
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£0.45	-£0.63	-£0.81	-£0.98	-£1.16	-£1.25	-£1.34

BLV: INDUSTRIAL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£4.96	-£5.78	-£6.61	-£7.44	-£8.26	-£8.68	-£9.09
2 High Density flats 5 storeys (200 units)	200	£2.79	£2.58	£1.76	£0.94	£0.12	-£0.72	-£1.14	-£1.57
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£4.40	-£5.23	-£6.06	-£6.88	-£7.71	-£8.12	-£8.54
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£1.83	£1.43	£1.02	£0.61	£0.19	-£0.02	-£0.23
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£4.73	£4.10	£3.48	£2.85	£2.21	£1.89	£1.57
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£5.40	£4.80	£4.20	£3.60	£3.00	£2.70	£2.39
7 Low Density - 100% houses (100 units)	100	£5.58	£12.05	£10.99	£9.92	£8.86	£7.78	£7.24	£6.70
8 Low Density - 100% houses (50 units)	50	£2.79	£6.19	£5.65	£5.11	£4.56	£4.02	£3.74	£3.47
9 Low Density - 100% houses (25 units)	25	£1.39	£3.13	£2.84	£2.54	£2.24	£1.93	£1.78	£1.62
10 Medium Density - 100% flats (25 units)	25	£0.56	£0.92	£0.78	£0.65	£0.51	£0.37	£0.30	£0.23
11 Low Density - 100% houses (10 units)	10	£0.56	£1.37	£1.25	£1.13	£1.02	£0.90	£0.84	£0.78
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.50	£0.51	£0.52	£0.53	£0.54	£0.54	£0.55
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.65	£0.60	£0.55	£0.50	£0.44	£0.42	£0.39
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.25	£0.21	£0.17	£0.14	£0.10	£0.08	£0.06
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	-£0.45	-£0.63	-£0.81	-£0.98	-£1.16	-£1.25	-£1.34

BLV: OUTER RETAIL		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£4.96	-£5.78	-£6.61	-£7.44	-£8.26	-£8.68	-£9.09
2 High Density flats 5 storeys (200 units)	200	£1.42	£2.58	£1.76	£0.94	£0.12	-£0.72	-£1.14	-£1.57
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£4.40	-£5.23	-£6.06	-£6.88	-£7.71	-£8.12	-£8.54
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£1.83	£1.43	£1.02	£0.61	£0.19	-£0.02	-£0.23
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£4.73	£4.10	£3.48	£2.85	£2.21	£1.89	£1.57
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£5.40	£4.80	£4.20	£3.60	£3.00	£2.70	£2.39
7 Low Density - 100% houses (100 units)	100	£2.84	£12.05	£10.99	£9.92	£8.86	£7.78	£7.24	£6.70
8 Low Density - 100% houses (50 units)	50	£1.42	£6.19	£5.65	£5.11	£4.56	£4.02	£3.74	£3.47
9 Low Density - 100% houses (25 units)	25	£0.71	£3.13	£2.84	£2.54	£2.24	£1.93	£1.78	£1.62
10 Medium Density - 100% flats (25 units)	25	£0.28	£0.92	£0.78	£0.65	£0.51	£0.37	£0.30	£0.23
11 Low Density - 100% houses (10 units)	10	£0.28	£1.37	£1.25	£1.13	£1.02	£0.90	£0.84	£0.78
12 Medium Density - 100% flats (10 units)	10	£0.14	£0.50	£0.51	£0.52	£0.53	£0.54	£0.54	£0.55
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.65	£0.60	£0.55	£0.50	£0.44	£0.42	£0.39
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.25	£0.21	£0.17	£0.14	£0.10	£0.08	£0.06
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£0.45	-£0.63	-£0.81	-£0.98	-£1.16	-£1.25	-£1.34

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	£-4.96	£-5.78	£-6.61	£-7.44	£-8.26	£-8.68	£-9.09
2 High Density flats 5 storeys (200 units)	200	£0.50	£2.58	£1.76	£0.94	£0.12	£-0.72	£-1.14	£-1.57
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	£-4.40	£-5.23	£-6.06	£-6.88	£-7.71	£-8.12	£-8.54
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£1.83	£1.43	£1.02	£0.61	£0.19	£-0.02	£-0.23
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£4.73	£4.10	£3.48	£2.85	£2.21	£1.89	£1.57
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£5.40	£4.80	£4.20	£3.60	£3.00	£2.70	£2.39
7 Low Density - 100% houses (100 units)	100	£1.00	£12.05	£10.99	£9.92	£8.86	£7.78	£7.24	£6.70
8 Low Density - 100% houses (50 units)	50	£0.50	£6.19	£5.65	£5.11	£4.56	£4.02	£3.74	£3.47
9 Low Density - 100% houses (25 units)	25	£0.25	£3.13	£2.84	£2.54	£2.24	£1.93	£1.78	£1.62
10 Medium Density - 100% flats (25 units)	25	£0.10	£0.92	£0.78	£0.65	£0.51	£0.37	£0.30	£0.23
11 Low Density - 100% houses (10 units)	10	£0.10	£1.37	£1.25	£1.13	£1.02	£0.90	£0.84	£0.78
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.50	£0.51	£0.52	£0.53	£0.54	£0.54	£0.55
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.65	£0.60	£0.55	£0.50	£0.44	£0.42	£0.39
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.25	£0.21	£0.17	£0.14	£0.10	£0.08	£0.06
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	£-0.45	£-0.63	£-0.81	£-0.98	£-1.16	£-1.25	£-1.34

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,954 psm

AH tenure 75% rent 25% SO 0% FH

First Homes discount: 50%

BLV: EXISTING RESIDENTIAL LAND

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£5.94	-£3.42	-£4.26	-£5.11	-£5.95	-£6.79	-£7.22	-£7.64	
2 High Density flats 5 storeys (200 units)	200	£5.94	£4.30	£3.44	£2.59	£1.72	£0.85	£0.41	-£0.03	
3 High Density flats 6+ storeys MU (200 units)	200	£5.94	-£2.87	-£3.71	-£4.55	-£5.40	-£6.24	-£6.66	-£7.08	
4 High Density flats 5 storeys MU (200 units)	100	£5.94	£2.69	£2.26	£1.83	£1.40	£0.97	£0.75	£0.53	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£5.94	£5.87	£5.21	£4.55	£3.89	£3.22	£2.88	£2.55	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£5.94	£6.35	£5.73	£5.11	£4.48	£3.85	£3.54	£3.23	
7 Low Density - 100% houses (100 units)	100	£11.89	£13.59	£12.48	£11.36	£10.24	£9.12	£8.56	£7.99	
8 Low Density - 100% houses (50 units)	50	£5.94	£6.98	£6.42	£5.85	£5.28	£4.71	£4.42	£4.13	
9 Low Density - 100% houses (25 units)	25	£2.97	£3.53	£3.20	£2.86	£2.52	£2.17	£1.99	£1.82	
10 Medium Density - 100% flats (25 units)	25	£1.19	£1.20	£1.06	£0.91	£0.76	£0.62	£0.54	£0.47	
11 Low Density - 100% houses (10 units)	10	£1.19	£1.54	£1.42	£1.29	£1.17	£1.04	£0.98	£0.92	
12 Medium Density - 100% flats (10 units)	10	£0.59	£0.62	£0.63	£0.63	£0.64	£0.65	£0.66	£0.66	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.59	£0.74	£0.69	£0.63	£0.58	£0.52	£0.49	£0.46	
14 Small flatted (no AH) - flats - 0.05 hectare (5 units)	5	£0.30	£0.31	£0.27	£0.23	£0.19	£0.16	£0.14	£0.12	
15 Student housing scheme (studios) - 325 units	-	£5.94	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£5.94	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.57	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03	

BLV: INNER OFFICES

BLV: INNER OFFICES			BLV (£ m)	Residual land values (£m)						
Description	No of units			0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£6.93	-£3.42	-£4.26	-£5.11	-£5.95	-£6.79	-£7.22	-£7.64
2	High Density flats 5 storeys (200 units)	200	£6.93	£4.30	£3.44	£2.59	£1.72	£0.85	£0.41	-£0.03
3	High Density flats 6+ storeys MU (200 units)	200	£6.93	-£2.87	-£3.71	-£4.55	-£5.40	-£6.24	-£6.66	-£7.08
4	High Density flats 5 storeys MU (200 units)	100	£6.93	£2.69	£2.26	£1.83	£1.40	£0.97	£0.75	£0.53
5	Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£5.87	£5.21	£4.55	£3.89	£3.22	£2.88	£2.55
6	Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£6.35	£5.73	£5.11	£4.48	£3.85	£3.54	£3.23
7	Low Density - 100% houses (100 units)	100	£13.85	£13.59	£12.48	£11.36	£10.24	£9.12	£8.56	£7.99
8	Low Density - 100% houses (50 units)	50	£6.93	£6.96	£6.42	£5.85	£5.28	£4.71	£4.42	£4.13
9	Low Density - 100% houses (25 units)	25	£3.46	£3.53	£3.20	£2.86	£2.52	£2.17	£1.99	£1.82
10	Medium Density - 100% flats (25 units)	25	£1.39	£1.20	£1.06	£0.91	£0.76	£0.62	£0.54	£0.47
11	Low Density - 100% houses (10 units)	10	£1.39	£1.54	£1.42	£1.29	£1.17	£1.04	£0.98	£0.92
12	Medium Density - 100% flats (10 units)	10	£0.69	£0.62	£0.63	£0.63	£0.64	£0.65	£0.66	£0.66
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.74	£0.69	£0.63	£0.58	£0.52	£0.49	£0.46
14	Small flatted (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.31	£0.27	£0.23	£0.19	£0.16	£0.14	£0.12
15	Student housing scheme (studios) - 325 units	-	£6.93	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16	Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17	Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03

BLV: INNER RETAIL

BLV: INNER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£3.42	-£4.26	-£5.11	-£5.95	-£6.79	-£7.22	-£7.64	
2 High Density flats 5 storeys (200 units)	200	£6.22	£4.30	£3.44	£2.59	£1.72	£0.85	£0.41	-£0.03	
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£2.87	-£3.71	-£4.55	-£5.40	-£6.24	-£6.66	-£7.08	
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£2.69	£2.26	£1.83	£1.40	£0.97	£0.75	£0.53	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£5.87	£5.21	£4.55	£3.89	£3.22	£2.88	£2.55	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£6.35	£5.73	£5.11	£4.48	£3.85	£3.54	£3.23	
7 Low Density - 100% houses (100 units)	100	£12.44	£13.59	£12.48	£11.36	£10.24	£9.12	£8.56	£7.99	
8 Low Density - 100% houses (50 units)	50	£6.22	£6.98	£6.42	£5.85	£5.28	£4.71	£4.42	£4.13	
9 Low Density - 100% houses (25 units)	25	£3.11	£3.53	£3.20	£2.86	£2.52	£2.17	£1.99	£1.82	
10 Medium Density - 100% flats (25 units)	25	£1.24	£1.20	£1.06	£0.91	£0.76	£0.62	£0.54	£0.47	
11 Low Density - 100% houses (10 units)	10	£1.24	£1.54	£1.42	£1.29	£1.17	£1.04	£0.98	£0.92	
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.62	£0.63	£0.63	£0.64	£0.65	£0.66	£0.66	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.74	£0.69	£0.63	£0.58	£0.52	£0.49	£0.46	
14 Small flatted (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.31	£0.27	£0.23	£0.19	£0.16	£0.14	£0.12	
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03	

BLV: INDUSTRIAL

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£3.42	-£4.26	-£5.11	-£5.95	-£6.79	-£7.22	-£7.64	
2 High Density flats 5 storeys (200 units)	200	£2.79	£4.30	£3.44	£2.59	£1.72	£0.85	£0.41	-£0.03	
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£2.87	-£3.71	-£4.55	-£5.40	-£6.24	-£6.66	-£7.08	
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£2.69	£2.26	£1.83	£1.40	£0.97	£0.75	£0.53	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£5.87	£5.21	£4.55	£3.89	£3.22	£2.88	£2.55	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£6.35	£5.73	£5.11	£4.48	£3.85	£3.54	£3.23	
7 Low Density - 100% houses (100 units)	100	£5.58	£13.59	£12.48	£11.36	£10.24	£9.12	£8.56	£7.99	
8 Low Density - 100% houses (50 units)	50	£2.79	£6.98	£6.42	£5.85	£5.28	£4.71	£4.42	£4.13	
9 Low Density - 100% houses (25 units)	25	£1.39	£3.53	£3.20	£2.86	£2.52	£2.17	£1.99	£1.82	
10 Medium Density - 100% flats (25 units)	25	£0.56	£1.20	£1.06	£0.91	£0.76	£0.62	£0.54	£0.47	
11 Low Density - 100% houses (10 units)	10	£0.56	£1.54	£1.42	£1.29	£1.17	£1.04	£0.98	£0.92	
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.62	£0.63	£0.63	£0.64	£0.65	£0.66	£0.66	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.74	£0.69	£0.63	£0.58	£0.52	£0.49	£0.46	
14 Small flatted (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.31	£0.27	£0.23	£0.19	£0.16	£0.14	£0.12	
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03	

BLV: OUTER RETAIL

BLV: OUTER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£1.42	-£3.42	-£4.26	-£5.11	-£5.95	-£6.79	-£7.22	-£7.64
2	High Density flats 5 storeys (200 units)	200	£1.42	£4.30	£3.44	£2.59	£1.72	£0.85	£0.41	-£0.03
3	High Density flats 6+ storeys MU (200 units)	200	£1.42	-£2.87	-£3.71	-£4.55	-£5.40	-£6.24	-£6.66	-£7.08
4	High Density flats 5 storeys MU (200 units)	100	£1.42	£2.69	£2.26	£1.83	£1.40	£0.97	£0.75	£0.53
5	Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£5.87	£5.21	£4.55	£3.89	£3.22	£2.88	£2.55
6	Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£6.35	£5.73	£5.11	£4.48	£3.85	£3.54	£3.23
7	Low Density - 100% houses (100 units)	100	£2.84	£13.59	£12.48	£11.36	£10.24	£9.12	£8.56	£7.99
8	Low Density - 100% houses (50 units)	50	£1.42	£6.98	£6.42	£5.85	£5.28	£4.71	£4.42	£4.13
9	Low Density - 100% houses (25 units)	25	£0.71	£3.53	£3.20	£2.86	£2.52	£2.17	£1.99	£1.82
10	Medium Density - 100% flats (25 units)	25	£0.28	£1.20	£1.06	£0.91	£0.76	£0.62	£0.54	£0.47
11	Low Density - 100% houses (10 units)	10	£0.28	£1.54	£1.42	£1.29	£1.17	£1.04	£0.98	£0.92
12	Medium Density - 100% flats (10 units)	10	£0.14	£0.62	£0.63	£0.63	£0.64	£0.65	£0.66	£0.66
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.74	£0.69	£0.63	£0.58	£0.52	£0.49	£0.46
14	Small flatted (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.31	£0.27	£0.23	£0.19	£0.16	£0.14	£0.12
15	Student housing scheme (studios) - 325 units	-	£1.42	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16	Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17	Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£3.42	-£4.26	-£5.11	-£5.95	-£6.79	-£7.22	-£7.64	
2 High Density flats 5 storeys (200 units)	200	£0.50	£4.30	£3.44	£2.59	£1.72	£0.85	£0.41	-£0.03	
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£2.87	-£3.71	-£4.55	-£5.40	-£6.24	-£6.66	-£7.08	
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£2.69	£2.26	£1.83	£1.40	£0.97	£0.75	£0.53	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£5.87	£5.21	£4.55	£3.89	£3.22	£2.88	£2.55	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£6.35	£5.73	£5.11	£4.48	£3.85	£3.54	£3.23	
7 Low Density - 100% houses (100 units)	100	£1.00	£13.59	£12.48	£11.36	£10.24	£9.12	£8.56	£7.99	
8 Low Density - 100% houses (50 units)	50	£0.50	£6.98	£6.42	£5.85	£5.28	£4.71	£4.42	£4.13	
9 Low Density - 100% houses (25 units)	25	£0.25	£3.53	£3.20	£2.86	£2.52	£2.17	£1.99	£1.82	
10 Medium Density - 100% flats (25 units)	25	£0.10	£1.20	£1.06	£0.91	£0.76	£0.62	£0.54	£0.47	
11 Low Density - 100% houses (10 units)	10	£0.10	£1.54	£1.42	£1.29	£1.17	£1.04	£0.98	£0.92	
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.62	£0.63	£0.63	£0.64	£0.65	£0.66	£0.66	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.74	£0.69	£0.63	£0.58	£0.52	£0.49	£0.46	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.31	£0.27	£0.23	£0.19	£0.16	£0.14	£0.12	
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03	

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £5,168 psm

AH tenure 75% rent 25% SO 0% FH

First Homes discount: 50%

BLV: EXISTING RESIDENTIAL LAND

Description		No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£6.20	-£1.88	-£2.74	-£3.60	-£4.46	-£5.32	-£5.75	-£6.18
2	High Density flats 5 storeys (200 units)	200	£6.20	£6.01	£5.11	£4.21	£3.31	£2.40	£1.95	£1.49
3	High Density flats 6+ storeys MU (200 units)	200	£6.20	-£1.33	-£2.19	-£3.05	-£3.91	-£4.77	-£5.20	-£5.63
4	High Density flats 5 storeys MU (200 units)	100	£6.20	£3.54	£3.10	£2.65	£2.19	£1.74	£1.51	£1.28
5	Medium Density - 75% flats, 25% houses (100 units)	100	£6.20	£7.01	£6.32	£5.62	£4.93	£4.22	£3.87	£3.52
6	Medium Density - 50% flats, 50% houses (75 units)	75	£6.20	£7.31	£6.67	£6.02	£5.37	£4.71	£4.39	£4.06
7	Low Density - 100% houses (100 units)	100	£12.40	£15.13	£13.96	£12.80	£11.63	£10.46	£9.87	£9.28
8	Low Density - 100% houses (50 units)	50	£6.20	£7.77	£7.18	£6.59	£5.99	£5.40	£5.10	£4.80
9	Low Density - 100% houses (25 units)	25	£3.10	£3.92	£3.55	£3.18	£2.79	£2.41	£2.21	£2.01
10	Medium Density - 100% flats (25 units)	25	£1.24	£1.48	£1.33	£1.18	£1.02	£0.86	£0.79	£0.71
11	Low Density - 100% houses (10 units)	10	£1.24	£1.71	£1.58	£1.45	£1.32	£1.19	£1.12	£1.06
12	Medium Density - 100% flats (10 units)	10	£0.62	£0.73	£0.74	£0.75	£0.76	£0.77	£0.77	£0.78
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.83	£0.77	£0.72	£0.66	£0.60	£0.57	£0.54
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.36	£0.33	£0.29	£0.25	£0.21	£0.19	£0.17
15	Student housing scheme (studios) - 325 units	-	£6.20	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16	Student housing scheme (4 bed clusters) - 200 flats	-	£6.20	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17	Extra Care C3 scheme - 100% flats (60 units)	60	£3.72	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73

BLV: INNER OFFICES

Description		No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£6.93	-£1.88	-£2.74	-£3.60	-£4.46	-£5.32	-£5.75	-£6.18
2	High Density flats 5 storeys (200 units)	200	£6.93	£6.01	£5.11	£4.21	£3.31	£2.40	£1.95	£1.49
3	High Density flats 6+ storeys MU (200 units)	200	£6.93	-£1.33	-£2.19	-£3.05	-£3.91	-£4.77	-£5.20	-£5.63
4	High Density flats 5 storeys MU (200 units)	100	£6.93	£3.54	£3.10	£2.65	£2.19	£1.74	£1.51	£1.28
5	Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£7.01	£6.32	£5.62	£4.93	£4.22	£3.87	£3.52
6	Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£7.31	£6.67	£6.02	£5.37	£4.71	£4.39	£4.06
7	Low Density - 100% houses (100 units)	100	£13.85	£15.13	£13.96	£12.80	£11.63	£10.46	£9.87	£9.28
8	Low Density - 100% houses (50 units)	50	£6.93	£7.77	£7.18	£6.59	£5.99	£5.40	£5.10	£4.80
9	Low Density - 100% houses (25 units)	25	£3.46	£3.92	£3.55	£3.18	£2.79	£2.41	£2.21	£2.01
10	Medium Density - 100% flats (25 units)	25	£1.39	£1.48	£1.33	£1.18	£1.02	£0.86	£0.79	£0.71
11	Low Density - 100% houses (10 units)	10	£1.39	£1.71	£1.58	£1.45	£1.32	£1.19	£1.12	£1.06
12	Medium Density - 100% flats (10 units)	10	£0.69	£0.73	£0.74	£0.75	£0.76	£0.77	£0.77	£0.78
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.83	£0.77	£0.72	£0.66	£0.60	£0.57	£0.54
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.36	£0.33	£0.29	£0.25	£0.21	£0.19	£0.17
15	Student housing scheme (studios) - 325 units	-	£6.93	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16	Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17	Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73

BLV: INNER RETAIL

Description		No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£6.22	-£1.88	-£2.74	-£3.60	-£4.46	-£5.32	-£5.75	-£6.18
2	High Density flats 5 storeys (200 units)	200	£6.22	£6.01	£5.11	£4.21	£3.31	£2.40	£1.95	£1.49
3	High Density flats 6+ storeys MU (200 units)	200	£6.22	-£1.33	-£2.19	-£3.05	-£3.91	-£4.77	-£5.20	-£5.63
4	High Density flats 5 storeys MU (200 units)	100	£6.22	£3.54	£3.10	£2.65	£2.19	£1.74	£1.51	£1.28
5	Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£7.01	£6.32	£5.62	£4.93	£4.22	£3.87	£3.52
6	Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£7.31	£6.67	£6.02	£5.37	£4.71	£4.39	£4.06
7	Low Density - 100% houses (100 units)	100	£12.44	£15.13	£13.96	£12.80	£11.63	£10.46	£9.87	£9.28
8	Low Density - 100% houses (50 units)	50	£6.22	£7.77	£7.18	£6.59	£5.99	£5.40	£5.10	£4.80
9	Low Density - 100% houses (25 units)	25	£3.11	£3.92	£3.55	£3.18	£2.79	£2.41	£2.21	£2.01
10	Medium Density - 100% flats (25 units)	25	£1.24	£1.48	£1.33	£1.18	£1.02	£0.86	£0.79	£0.71
11	Low Density - 100% houses (10 units)	10	£1.24	£1.71	£1.58	£1.45	£1.32	£1.19	£1.12	£1.06
12	Medium Density - 100% flats (10 units)	10	£0.62	£0.73	£0.74	£0.75	£0.76	£0.77	£0.77	£0.78
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.83	£0.77	£0.72	£0.66	£0.60	£0.57	£0.54
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.36	£0.33	£0.29	£0.25	£0.21	£0.19	£0.17
15	Student housing scheme (studios) - 325 units	-	£6.22	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16	Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17	Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73

BLV: INDUSTRIAL

Description		No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£2.79	-£1.88	-£2.74	-£3.60	-£4.46	-£5.32	-£5.75	-£6.18
2	High Density flats 5 storeys (200 units)	200	£2.79	£6.01	£5.11	£4.21	£3.31	£2.40	£1.95	£1.49
3	High Density flats 6+ storeys MU (200 units)	200	£2.79	-£1.33	-£2.19	-£3.05	-£3.91	-£4.77	-£5.20	-£5.63
4	High Density flats 5 storeys MU (200 units)	100	£2.79	£3.54	£3.10	£2.65	£2.19	£1.74	£1.51	£1.28
5	Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£7.01	£6.32	£5.62	£4.93	£4.22	£3.87	£3.52
6	Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£7.31	£6.67	£6.02	£5.37	£4.71	£4.39	£4.06
7	Low Density - 100% houses (100 units)	100	£5.58	£15.13	£13.96	£12.80	£11.63	£10.46	£9.87	£9.28
8	Low Density - 100% houses (50 units)	50	£2.79	£7.77	£7.18	£6.59	£5.99	£5.40	£5.10	£4.80
9	Low Density - 100% houses (25 units)	25	£1.39	£3.92	£3.55	£3.18	£2.79	£2.41	£2.21	£2.01
10	Medium Density - 100% flats (25 units)	25	£0.56	£1.48	£1.33	£1.18	£1.02	£0.86	£0.79	£0.71
11	Low Density - 100% houses (10 units)	10	£0.56	£1.71	£1.58	£1.45	£1.32	£1.19	£1.12	£1.06
12	Medium Density - 100% flats (10 units)	10	£0.28	£0.73	£0.74	£0.75	£0.76	£0.77	£0.77	£0.78
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.83	£0.77	£0.72	£0.66	£0.60	£0.57	£0.54
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.36	£0.33	£0.29	£0.25	£0.21	£0.19	£0.17
15	Student housing scheme (studios) - 325 units	-	£2.79	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16	Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17	Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73

BLV: OUTER RETAIL

Description		No of units	BLV (£ m)	Residual land values (£m)						
				0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£1.42	-£1.88	-£2.74	-£3.60	-£4.46	-£5.32	-£5.75	-£6.18
2	High Density flats 5 storeys (200 units)	200	£1.42	£6.01	£5.11	£4.21	£3.31	£2.40	£1.95	£1.49
3	High Density flats 6+ storeys MU (200 units)	200	£1.42	-£1.33	-£2.19	-£3.05	-£3.91	-£4.77	-£5.20	-£5.63
4	High Density flats 5 storeys MU (200 units)	100	£1.42	£3.54	£3.10	£2.65	£2.19	£1.74	£1.51	£1.28
5	Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£7.01	£6.32	£5.62	£4.93	£4.22	£3.87	£3.52
6	Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£7.31	£6.67	£6.02	£5.37	£4.71	£4.39	£4.06
7	Low Density - 100% houses (100 units)	100	£2.84	£15.13	£13.96	£12.80	£11.63	£10.46	£9.87	£9.28
8	Low Density - 100% houses (50 units)	50	£1.42	£7.77	£7.18	£6.59	£5.99	£5.40	£5.10	£4.80
9	Low Density - 100% houses (25 units)	25	£0.71	£3.92	£3.55	£3.18	£2.79	£2.41	£2.21	£2.01
10	Medium Density - 100% flats (25 units)	25	£0.28	£1.48	£1.33	£1.18	£1.02	£0.86	£0.79	£0.71
11	Low Density - 100% houses (10 units)	10	£0.28	£1.71	£1.58	£1.45	£1.32	£1.19	£1.12	£1.06
12	Medium Density - 100% flats (10 units)	10	£0.14	£0.73	£0.74	£0.75	£0.76	£0.77	£0.77	£0.78
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.83	£0.77	£0.72	£0.66	£0.60	£0.57	£0.54
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.36	£0.33	£0.29	£0.25	£0.21	£0.19	£0.17
15	Student housing scheme (studios) - 325 units	-	£1.42	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16	Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17	Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£1.88	-£2.74	-£3.60	-£4.46	-£5.32	-£5.75	-£6.18	
2 High Density flats 5 storeys (200 units)	200	£0.50	£6.01	£5.11	£4.21	£3.31	£2.40	£1.95	£1.49	
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£1.33	-£2.19	-£3.05	-£3.91	-£4.77	-£5.20	-£5.63	
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£3.54	£3.10	£2.65	£2.19	£1.74	£1.51	£1.28	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£7.01	£6.32	£5.62	£4.93	£4.22	£3.87	£3.52	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£7.31	£6.67	£6.02	£5.37	£4.71	£4.39	£4.06	
7 Low Density - 100% houses (100 units)	100	£1.00	£15.13	£13.96	£12.80	£11.63	£10.46	£9.87	£9.28	
8 Low Density - 100% houses (50 units)	50	£0.50	£7.77	£7.18	£6.59	£5.99	£5.40	£5.10	£4.80	
9 Low Density - 100% houses (25 units)	25	£0.25	£3.92	£3.56	£3.18	£2.79	£2.41	£2.21	£2.01	
10 Medium Density - 100% flats (25 units)	25	£0.10	£1.48	£1.33	£1.18	£1.02	£0.86	£0.79	£0.71	
11 Low Density - 100% houses (10 units)	10	£0.10	£1.71	£1.56	£1.45	£1.32	£1.19	£1.12	£1.06	
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.73	£0.74	£0.75	£0.76	£0.77	£0.77	£0.78	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.83	£0.77	£0.72	£0.66	£0.60	£0.57	£0.54	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.36	£0.33	£0.29	£0.25	£0.21	£0.19	£0.17	
15 Student housing scheme (studios - 325 units)	-	£0.50	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73	

Appendix 5 - Appraisal results (Build to Rent)

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £3,453 psm AH tenure 100% rent 0% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£4.14	-£14.98	-£15.68	-£16.38	-£17.08	-£17.77	-£18.12	-£18.47
2	High Density flats 5 storeys (200 units)	200	£4.14	-£8.87	-£9.40	-£9.93	-£10.46	-£11.00	-£11.27	-£11.54
3	High Density flats 6+ storeys MU (200 units)	200	£4.14	-£14.43	-£15.13	-£15.83	-£16.52	-£17.22	-£17.57	-£17.92
4	High Density flats 5 storeys MU (200 units)	100	£4.14	-£3.88	-£4.14	-£4.41	-£4.68	-£4.94	-£5.08	-£5.21

BLV: INNER OFFICES										
	Description	No of units	BLV (£ m)							
1	High Density flats 6+ storeys (200 units)	200	£6.93	-£14.98	-£15.68	-£16.38	-£17.08	-£17.77	-£18.12	-£18.47
2	High Density flats 5 storeys (200 units)	200	£6.93	-£8.87	-£9.40	-£9.93	-£10.46	-£11.00	-£11.27	-£11.54
3	High Density flats 6+ storeys MU (200 units)	200	£6.93	-£14.43	-£15.13	-£15.83	-£16.52	-£17.22	-£17.57	-£17.92
4	High Density flats 5 storeys MU (200 units)	100	£6.93	-£3.88	-£4.14	-£4.41	-£4.68	-£4.94	-£5.08	-£5.21

BLV: INNER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£6.22	-£14.98	-£15.68	-£16.38	-£17.08	-£17.77	-£18.12	-£18.47
2	High Density flats 5 storeys (200 units)	200	£6.22	-£8.87	-£9.40	-£9.93	-£10.46	-£11.00	-£11.27	-£11.54
3	High Density flats 6+ storeys MU (200 units)	200	£6.22	-£14.43	-£15.13	-£15.83	-£16.52	-£17.22	-£17.57	-£17.92
4	High Density flats 5 storeys MU (200 units)	100	£6.22	-£3.88	-£4.14	-£4.41	-£4.68	-£4.94	-£5.08	-£5.21

BLV: INDUSTRIAL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£2.79	-£14.98	-£15.68	-£16.38	-£17.08	-£17.77	-£18.12	-£18.47
2	High Density flats 5 storeys (200 units)	200	£2.79	-£8.87	-£9.40	-£9.93	-£10.46	-£11.00	-£11.27	-£11.54
3	High Density flats 6+ storeys MU (200 units)	200	£2.79	-£14.43	-£15.13	-£15.83	-£16.52	-£17.22	-£17.57	-£17.92
4	High Density flats 5 storeys MU (200 units)	100	£2.79	-£3.88	-£4.14	-£4.41	-£4.68	-£4.94	-£5.08	-£5.21

BLV: OUTER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£1.42	-£14.98	-£15.68	-£16.38	-£17.08	-£17.77	-£18.12	-£18.47
2	High Density flats 5 storeys (200 units)	200	£1.42	-£8.87	-£9.40	-£9.93	-£10.46	-£11.00	-£11.27	-£11.54
3	High Density flats 6+ storeys MU (200 units)	200	£1.42	-£14.43	-£15.13	-£15.83	-£16.52	-£17.22	-£17.57	-£17.92
4	High Density flats 5 storeys MU (200 units)	100	£1.42	-£3.88	-£4.14	-£4.41	-£4.68	-£4.94	-£5.08	-£5.21

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£0.50	-£14.98	-£15.68	-£16.38	-£17.08	-£17.77	-£18.12	-£18.47
2	High Density flats 5 storeys (200 units)	200	£0.50	-£8.87	-£9.40	-£9.93	-£10.46	-£11.00	-£11.27	-£11.54
3	High Density flats 6+ storeys MU (200 units)	200	£0.50	-£14.43	-£15.13	-£15.83	-£16.52	-£17.22	-£17.57	-£17.92
4	High Density flats 5 storeys MU (200 units)	100	£0.50	-£3.88	-£4.14	-£4.41	-£4.68	-£4.94	-£5.08	-£5.21

First Homes discount: 50%

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£4.14	-£14.98	-£15.68	-£16.38	-£17.08	-£17.77	-£18.12	-£18.47
1.00	£4.14	-£8.87	-£9.40	-£9.93	-£10.46	-£11.00	-£11.27	-£11.54
1.00	£4.14	-£14.43	-£15.13	-£15.83	-£16.52	-£17.22	-£17.57	-£17.92
1.00	£4.14	-£3.88	-£4.14	-£4.41	-£4.68	-£4.94	-£5.08	-£5.21

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.93	-£14.98	-£15.68	-£16.38	-£17.08	-£17.77	-£18.12	-£18.47
1.00	£6.93	-£8.87	-£9.40	-£9.93	-£10.46	-£11.00	-£11.27	-£11.54
1.00	£6.93	-£14.43	-£15.13	-£15.83	-£16.52	-£17.22	-£17.57	-£17.92
1.00	£6.93	-£3.88	-£4.14	-£4.41	-£4.68	-£4.94	-£5.08	-£5.21

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.22	-£14.98	-£15.68	-£16.38	-£17.08	-£17.77	-£18.12	-£18.47
1.00	£6.22	-£8.87	-£9.40	-£9.93	-£10.46	-£11.00	-£11.27	-£11.54
1.00	£6.22	-£14.43	-£15.13	-£15.83	-£16.52	-£17.22	-£17.57	-£17.92
1.00	£6.22	-£3.88	-£4.14	-£4.41	-£4.68	-£4.94	-£5.08	-£5.21

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£2.79	-£14.98	-£15.68	-£16.38	-£17.08	-£17.77	-£18.12	-£18.47
1.00	£2.79	-£8.87	-£9.40	-£9.93	-£10.46	-£11.00	-£11.27	-£11.54
1.00	£2.79	-£14.43	-£15.13	-£15.83	-£16.52	-£17.22	-£17.57	-£17.92
1.00	£2.79	-£3.88	-£4.14	-£4.41	-£4.68	-£4.94	-£5.08	-£5.21

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£1.42	-£14.98	-£15.68	-£16.38	-£17.08	-£17.77	-£18.12	-£18.47
1.00	£1.42	-£8.87	-£9.40	-£9.93	-£10.46	-£11.00	-£11.27	-£11.54
1.00	£1.42	-£14.43	-£15.13	-£15.83	-£16.52	-£17.22	-£17.57	-£17.92
1.00	£1.42	-£3.88	-£4.14	-£4.41	-£4.68	-£4.94	-£5.08	-£5.21

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£0.50	-£14.98	-£15.68	-£16.38	-£17.08	-£17.77	-£18.12	-£18.47
1.00	£0.50	-£8.87	-£9.40	-£9.93	-£10.46	-£11.00	-£11.27	-£11.54
1.00	£0.50	-£14.43	-£15.13	-£15.83	-£16.52	-£17.22	-£17.57	-£17.92
1.00	£0.50	-£3.88	-£4.14	-£4.41	-£4.68	-£4.94	-£5.08	-£5.21

BLVs	BLV per ha
Existing residential	£4,143,600
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £3,667 psm AH tenure 100% rent 0% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£4.40	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00
2	High Density flats 5 storeys (200 units)	200	£4.40	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99
3	High Density flats 6+ storeys MU (200 units)	200	£4.40	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45
4	High Density flats 5 storeys MU (200 units)	100	£4.40	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44

BLV: INNER OFFICES										
	Description	No of units	BLV (£ m)							
1	High Density flats 6+ storeys (200 units)	200	£6.93	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00
2	High Density flats 5 storeys (200 units)	200	£6.93	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99
3	High Density flats 6+ storeys MU (200 units)	200	£6.93	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45
4	High Density flats 5 storeys MU (200 units)	100	£6.93	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44

BLV: INNER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£6.22	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00
2	High Density flats 5 storeys (200 units)	200	£6.22	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99
3	High Density flats 6+ storeys MU (200 units)	200	£6.22	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45
4	High Density flats 5 storeys MU (200 units)	100	£6.22	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44

BLV: INDUSTRIAL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£2.79	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00
2	High Density flats 5 storeys (200 units)	200	£2.79	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99
3	High Density flats 6+ storeys MU (200 units)	200	£2.79	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45
4	High Density flats 5 storeys MU (200 units)	100	£2.79	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44

BLV: OUTER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£1.42	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00
2	High Density flats 5 storeys (200 units)	200	£1.42	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99
3	High Density flats 6+ storeys MU (200 units)	200	£1.42	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45
4	High Density flats 5 storeys MU (200 units)	100	£1.42	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£0.50	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00
2	High Density flats 5 storeys (200 units)	200	£0.50	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99
3	High Density flats 6+ storeys MU (200 units)	200	£0.50	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45
4	High Density flats 5 storeys MU (200 units)	100	£0.50	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44

First Homes discount: 50%

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£4.40	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00
1.00	£4.40	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99
1.00	£4.40	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45
1.00	£4.40	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.93	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00
1.00	£6.93	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99
1.00	£6.93	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45
1.00	£6.93	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.22	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00
1.00	£6.22	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99
1.00	£6.22	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45
1.00	£6.22	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£2.79	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00
1.00	£2.79	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99
1.00	£2.79	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45
1.00	£2.79	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£1.42	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00
1.00	£1.42	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99
1.00	£1.42	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45
1.00	£1.42	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£0.50	-£13.52	-£14.22	-£14.91	-£15.61	-£16.30	-£16.65	-£17.00
1.00	£0.50	-£7.20	-£7.75	-£8.30	-£8.86	-£9.42	-£9.70	-£9.99
1.00	£0.50	-£12.97	-£13.67	-£14.36	-£15.06	-£15.75	-£16.10	-£16.45
1.00	£0.50	-£3.05	-£3.32	-£3.60	-£3.88	-£4.16	-£4.30	-£4.44

BLVs	BLV per ha
Existing residential	£4,400,850
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £3,882 psm AH tenure 100% rent 0% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£4.66	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93
2	High Density flats 5 storeys (200 units)	200	£4.66	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82
3	High Density flats 6+ storeys MU (200 units)	200	£4.66	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37
4	High Density flats 5 storeys MU (200 units)	100	£4.66	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86

BLV: INNER OFFICES										
	Description	No of units	BLV (£ m)							
1	High Density flats 6+ storeys (200 units)	200	£6.93	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93
2	High Density flats 5 storeys (200 units)	200	£6.93	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82
3	High Density flats 6+ storeys MU (200 units)	200	£6.93	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37
4	High Density flats 5 storeys MU (200 units)	100	£6.93	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86

BLV: INNER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£6.22	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93
2	High Density flats 5 storeys (200 units)	200	£6.22	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82
3	High Density flats 6+ storeys MU (200 units)	200	£6.22	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37
4	High Density flats 5 storeys MU (200 units)	100	£6.22	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86

BLV: INDUSTRIAL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£2.79	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93
2	High Density flats 5 storeys (200 units)	200	£2.79	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82
3	High Density flats 6+ storeys MU (200 units)	200	£2.79	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37
4	High Density flats 5 storeys MU (200 units)	100	£2.79	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86

BLV: OUTER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£1.42	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93
2	High Density flats 5 storeys (200 units)	200	£1.42	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82
3	High Density flats 6+ storeys MU (200 units)	200	£1.42	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37
4	High Density flats 5 storeys MU (200 units)	100	£1.42	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£0.50	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93
2	High Density flats 5 storeys (200 units)	200	£0.50	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82
3	High Density flats 6+ storeys MU (200 units)	200	£0.50	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37
4	High Density flats 5 storeys MU (200 units)	100	£0.50	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86

First Homes discount: 50%

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£4.66	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93	
1.00	£4.66	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82	
1.00	£4.66	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37	
1.00	£4.66	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.93	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93	
1.00	£6.93	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82	
1.00	£6.93	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37	
1.00	£6.93	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.22	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93	
1.00	£6.22	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82	
1.00	£6.22	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37	
1.00	£6.22	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£2.79	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93	
1.00	£2.79	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82	
1.00	£2.79	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37	
1.00	£2.79	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£1.42	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93	
1.00	£1.42	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82	
1.00	£1.42	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37	
1.00	£1.42	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£0.50	-£12.06	-£12.84	-£13.61	-£14.38	-£15.16	-£15.54	-£15.93	
1.00	£0.50	-£5.53	-£6.18	-£6.84	-£7.50	-£8.16	-£8.49	-£8.82	
1.00	£0.50	-£11.51	-£12.28	-£13.06	-£13.83	-£14.60	-£14.99	-£15.37	
1.00	£0.50	-£2.21	-£2.54	-£2.86	-£3.19	-£3.52	-£3.69	-£3.86	

BLVs	BLV per ha
Existing residential	£4,658,100
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,096 psm AH tenure 100% rent 0% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£4.92	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91
2	High Density flats 5 storeys (200 units)	200	£4.92	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71
3	High Density flats 6+ storeys MU (200 units)	200	£4.92	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35
4	High Density flats 5 storeys MU (200 units)	100	£4.92	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30

BLV: INNER OFFICES										
	Description	No of units	BLV (£ m)							
1	High Density flats 6+ storeys (200 units)	200	£6.93	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91
2	High Density flats 5 storeys (200 units)	200	£6.93	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71
3	High Density flats 6+ storeys MU (200 units)	200	£6.93	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35
4	High Density flats 5 storeys MU (200 units)	100	£6.93	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30

BLV: INNER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£6.22	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91
2	High Density flats 5 storeys (200 units)	200	£6.22	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71
3	High Density flats 6+ storeys MU (200 units)	200	£6.22	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35
4	High Density flats 5 storeys MU (200 units)	100	£6.22	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30

BLV: INDUSTRIAL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£2.79	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91
2	High Density flats 5 storeys (200 units)	200	£2.79	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71
3	High Density flats 6+ storeys MU (200 units)	200	£2.79	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35
4	High Density flats 5 storeys MU (200 units)	100	£2.79	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30

BLV: OUTER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£1.42	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91
2	High Density flats 5 storeys (200 units)	200	£1.42	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71
3	High Density flats 6+ storeys MU (200 units)	200	£1.42	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35
4	High Density flats 5 storeys MU (200 units)	100	£1.42	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£0.50	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91
2	High Density flats 5 storeys (200 units)	200	£0.50	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71
3	High Density flats 6+ storeys MU (200 units)	200	£0.50	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35
4	High Density flats 5 storeys MU (200 units)	100	£0.50	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30

First Homes discount: 50%

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£4.92	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91	
1.00	£4.92	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71	
1.00	£4.92	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35	
1.00	£4.92	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.93	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91	
1.00	£6.93	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71	
1.00	£6.93	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35	
1.00	£6.93	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.22	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91	
1.00	£6.22	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71	
1.00	£6.22	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35	
1.00	£6.22	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£2.79	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91	
1.00	£2.79	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71	
1.00	£2.79	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35	
1.00	£2.79	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£1.42	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91	
1.00	£1.42	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71	
1.00	£1.42	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35	
1.00	£1.42	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£0.50	-£10.60	-£11.46	-£12.33	-£13.19	-£14.05	-£14.48	-£14.91	
1.00	£0.50	-£3.86	-£4.62	-£5.39	-£6.16	-£6.93	-£7.32	-£7.71	
1.00	£0.50	-£10.05	-£10.91	-£11.77	-£12.63	-£13.49	-£13.92	-£14.35	
1.00	£0.50	-£1.38	-£1.76	-£2.14	-£2.53	-£2.91	-£3.11	-£3.30	

BLVs	BLV per ha
Existing residential	£4,915,350
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,311 psm AH tenure 100% rent 0% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£5.17	£-9.14	£-10.09	£-11.04	£-11.99	£-12.94	£-13.41	£-13.89
2	High Density flats 5 storeys (200 units)	200	£5.17	£-2.19	£-3.06	£-3.94	£-4.82	£-5.71	£-6.15	£-6.59
3	High Density flats 6+ storeys MU (200 units)	200	£5.17	£-8.59	£-9.54	£-10.49	£-11.44	£-12.38	£-12.86	£-13.33
4	High Density flats 5 storeys MU (200 units)	100	£5.17	£-0.54	£-0.98	£-1.42	£-1.86	£-2.30	£-2.52	£-2.74

BLV: INNER OFFICES										
	Description	No of units	BLV (£ m)							
1	High Density flats 6+ storeys (200 units)	200	£6.93	£-9.14	£-10.09	£-11.04	£-11.99	£-12.94	£-13.41	£-13.89
2	High Density flats 5 storeys (200 units)	200	£6.93	£-2.19	£-3.06	£-3.94	£-4.82	£-5.71	£-6.15	£-6.59
3	High Density flats 6+ storeys MU (200 units)	200	£6.93	£-8.59	£-9.54	£-10.49	£-11.44	£-12.38	£-12.86	£-13.33
4	High Density flats 5 storeys MU (200 units)	100	£6.93	£-0.54	£-0.98	£-1.42	£-1.86	£-2.30	£-2.52	£-2.74

BLV: INNER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£6.22	£-9.14	£-10.09	£-11.04	£-11.99	£-12.94	£-13.41	£-13.89
2	High Density flats 5 storeys (200 units)	200	£6.22	£-2.19	£-3.06	£-3.94	£-4.82	£-5.71	£-6.15	£-6.59
3	High Density flats 6+ storeys MU (200 units)	200	£6.22	£-8.59	£-9.54	£-10.49	£-11.44	£-12.38	£-12.86	£-13.33
4	High Density flats 5 storeys MU (200 units)	100	£6.22	£-0.54	£-0.98	£-1.42	£-1.86	£-2.30	£-2.52	£-2.74

BLV: INDUSTRIAL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£2.79	£-9.14	£-10.09	£-11.04	£-11.99	£-12.94	£-13.41	£-13.89
2	High Density flats 5 storeys (200 units)	200	£2.79	£-2.19	£-3.06	£-3.94	£-4.82	£-5.71	£-6.15	£-6.59
3	High Density flats 6+ storeys MU (200 units)	200	£2.79	£-8.59	£-9.54	£-10.49	£-11.44	£-12.38	£-12.86	£-13.33
4	High Density flats 5 storeys MU (200 units)	100	£2.79	£-0.54	£-0.98	£-1.42	£-1.86	£-2.30	£-2.52	£-2.74

BLV: OUTER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£1.42	£-9.14	£-10.09	£-11.04	£-11.99	£-12.94	£-13.41	£-13.89
2	High Density flats 5 storeys (200 units)	200	£1.42	£-2.19	£-3.06	£-3.94	£-4.82	£-5.71	£-6.15	£-6.59
3	High Density flats 6+ storeys MU (200 units)	200	£1.42	£-8.59	£-9.54	£-10.49	£-11.44	£-12.38	£-12.86	£-13.33
4	High Density flats 5 storeys MU (200 units)	100	£1.42	£-0.54	£-0.98	£-1.42	£-1.86	£-2.30	£-2.52	£-2.74

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£0.50	£-9.14	£-10.09	£-11.04	£-11.99	£-12.94	£-13.41	£-13.89
2	High Density flats 5 storeys (200 units)	200	£0.50	£-2.19	£-3.06	£-3.94	£-4.82	£-5.71	£-6.15	£-6.59
3	High Density flats 6+ storeys MU (200 units)	200	£0.50	£-8.59	£-9.54	£-10.49	£-11.44	£-12.38	£-12.86	£-13.33
4	High Density flats 5 storeys MU (200 units)	100	£0.50	£-0.54	£-0.98	£-1.42	£-1.86	£-2.30	£-2.52	£-2.74

First Homes discount: 50%

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£5.17	£-9.14	£-10.09	£-11.04	£-11.99	£-12.94	£-13.41	£-13.89
1.00	£5.17	£-2.19	£-3.06	£-3.94	£-4.82	£-5.71	£-6.15	£-6.59
1.00	£5.17	£-8.59	£-9.54	£-10.49	£-11.44	£-12.38	£-12.86	£-13.33
1.00	£5.17	£-0.54	£-0.98	£-1.42	£-1.86	£-2.30	£-2.52	£-2.74

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.93	£-9.14	£-10.09	£-11.04	£-11.99	£-12.94	£-13.41	£-13.89
1.00	£6.93	£-2.19	£-3.06	£-3.94	£-4.82	£-5.71	£-6.15	£-6.59
1.00	£6.93	£-8.59	£-9.54	£-10.49	£-11.44	£-12.38	£-12.86	£-13.33
1.00	£6.93	£-0.54	£-0.98	£-1.42	£-1.86	£-2.30	£-2.52	£-2.74

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.22	£-9.14	£-10.09	£-11.04	£-11.99	£-12.94	£-13.41	£-13.89
1.00	£6.22	£-2.19	£-3.06	£-3.94	£-4.82	£-5.71	£-6.15	£-6.59
1.00	£6.22	£-8.59	£-9.54	£-10.49	£-11.44	£-12.38	£-12.86	£-13.33
1.00	£6.22	£-0.54	£-0.98	£-1.42	£-1.86	£-2.30	£-2.52	£-2.74

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£2.79	£-9.14	£-10.09	£-11.04	£-11.99	£-12.94	£-13.41	£-13.89
1.00	£2.79	£-2.19	£-3.06	£-3.94	£-4.82	£-5.71	£-6.15	£-6.59
1.00	£2.79	£-8.59	£-9.54	£-10.49	£-11.44	£-12.38	£-12.86	£-13.33
1.00	£2.79	£-0.54	£-0.98	£-1.42	£-1.86	£-2.30	£-2.52	£-2.74

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£1.42	£-9.14	£-10.09	£-11.04	£-11.99	£-12.94	£-13.41	£-13.89
1.00	£1.42	£-2.19	£-3.06	£-3.94	£-4.82	£-5.71	£-6.15	£-6.59
1.00	£1.42	£-8.59	£-9.54	£-10.49	£-11.44	£-12.38	£-12.86	£-13.33
1.00	£1.42	£-0.54	£-0.98	£-1.42	£-1.86	£-2.30	£-2.52	£-2.74

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£0.50	£-9.14	£-10.09	£-11.04	£-11.99	£-12.94	£-13.41	£-13.89
1.00	£0.50	£-2.19	£-3.06	£-3.94	£-4.82	£-5.71	£-6.15	£-6.59
1.00	£0.50	£-8.59	£-9.54	£-10.49	£-11.44	£-12.38	£-12.86	£-13.33
1.00	£0.50	£-0.54	£-0.98	£-1.42	£-1.86	£-2.30	£-2.52	£-2.74

BLVs	BLV per ha
Existing residential	£5,172,600
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,525 psm AH tenure 100% rent 0% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£5.43	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58
2	High Density flats 5 storeys (200 units)	200	£5.43	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21
3	High Density flats 6+ storeys MU (200 units)	200	£5.43	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03
4	High Density flats 5 storeys MU (200 units)	100	£5.43	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05

BLV: INNER OFFICES										
	Description	No of units	BLV (£ m)							
1	High Density flats 6+ storeys (200 units)	200	£6.93	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58
2	High Density flats 5 storeys (200 units)	200	£6.93	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21
3	High Density flats 6+ storeys MU (200 units)	200	£6.93	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03
4	High Density flats 5 storeys MU (200 units)	100	£6.93	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05

BLV: INNER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£6.22	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58
2	High Density flats 5 storeys (200 units)	200	£6.22	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21
3	High Density flats 6+ storeys MU (200 units)	200	£6.22	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03
4	High Density flats 5 storeys MU (200 units)	100	£6.22	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05

BLV: INDUSTRIAL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£2.79	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58
2	High Density flats 5 storeys (200 units)	200	£2.79	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21
3	High Density flats 6+ storeys MU (200 units)	200	£2.79	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03
4	High Density flats 5 storeys MU (200 units)	100	£2.79	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05

BLV: OUTER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£1.42	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58
2	High Density flats 5 storeys (200 units)	200	£1.42	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21
3	High Density flats 6+ storeys MU (200 units)	200	£1.42	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03
4	High Density flats 5 storeys MU (200 units)	100	£1.42	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£0.50	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58
2	High Density flats 5 storeys (200 units)	200	£0.50	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21
3	High Density flats 6+ storeys MU (200 units)	200	£0.50	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03
4	High Density flats 5 storeys MU (200 units)	100	£0.50	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05

First Homes discount: 50%

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£5.43	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58	
1.00	£5.43	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21	
1.00	£5.43	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03	
1.00	£5.43	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.93	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58	
1.00	£6.93	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21	
1.00	£6.93	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03	
1.00	£6.93	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.22	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58	
1.00	£6.22	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21	
1.00	£6.22	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03	
1.00	£6.22	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£2.79	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58	
1.00	£2.79	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21	
1.00	£2.79	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03	
1.00	£2.79	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£1.42	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58	
1.00	£1.42	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21	
1.00	£1.42	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03	
1.00	£1.42	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£0.50	-£8.12	-£9.01	-£9.90	-£10.79	-£11.69	-£12.13	-£12.58	
1.00	£0.50	-£1.00	-£1.83	-£2.67	-£3.51	-£4.36	-£4.79	-£5.21	
1.00	£0.50	-£7.56	-£8.45	-£9.35	-£10.24	-£11.13	-£11.58	-£12.03	
1.00	£0.50	£0.05	-£0.36	-£0.78	-£1.20	-£1.63	-£1.84	-£2.05	

BLVs	BLV per ha
Existing residential	£5,429,850
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,739 psm AH tenure 100% rent 0% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£5.69	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16
2	High Density flats 5 storeys (200 units)	200	£5.69	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72
3	High Density flats 6+ storeys MU (200 units)	200	£5.69	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61
4	High Density flats 5 storeys MU (200 units)	100	£5.69	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30

BLV: INNER OFFICES										
	Description	No of units	BLV (£ m)							
1	High Density flats 6+ storeys (200 units)	200	£6.93	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16
2	High Density flats 5 storeys (200 units)	200	£6.93	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72
3	High Density flats 6+ storeys MU (200 units)	200	£6.93	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61
4	High Density flats 5 storeys MU (200 units)	100	£6.93	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30

BLV: INNER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£6.22	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16
2	High Density flats 5 storeys (200 units)	200	£6.22	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72
3	High Density flats 6+ storeys MU (200 units)	200	£6.22	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61
4	High Density flats 5 storeys MU (200 units)	100	£6.22	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30

BLV: INDUSTRIAL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£2.79	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16
2	High Density flats 5 storeys (200 units)	200	£2.79	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72
3	High Density flats 6+ storeys MU (200 units)	200	£2.79	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61
4	High Density flats 5 storeys MU (200 units)	100	£2.79	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30

BLV: OUTER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£1.42	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16
2	High Density flats 5 storeys (200 units)	200	£1.42	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72
3	High Density flats 6+ storeys MU (200 units)	200	£1.42	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61
4	High Density flats 5 storeys MU (200 units)	100	£1.42	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£0.50	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16
2	High Density flats 5 storeys (200 units)	200	£0.50	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72
3	High Density flats 6+ storeys MU (200 units)	200	£0.50	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61
4	High Density flats 5 storeys MU (200 units)	100	£0.50	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30

First Homes discount: 50%

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£5.69	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16
1.00	£5.69	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72
1.00	£5.69	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61
1.00	£5.69	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.93	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16
1.00	£6.93	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72
1.00	£6.93	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61
1.00	£6.93	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.22	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16
1.00	£6.22	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72
1.00	£6.22	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61
1.00	£6.22	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£2.79	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16
1.00	£2.79	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72
1.00	£2.79	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61
1.00	£2.79	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£1.42	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16
1.00	£1.42	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72
1.00	£1.42	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61
1.00	£1.42	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£0.50	-£6.66	-£7.56	-£8.46	-£9.36	-£10.26	-£10.71	-£11.16
1.00	£0.50	£0.66	-£0.20	-£1.07	-£1.95	-£2.83	-£3.27	-£3.72
1.00	£0.50	-£6.10	-£7.00	-£7.90	-£8.81	-£9.71	-£10.16	-£10.61
1.00	£0.50	£0.88	£0.45	£0.02	-£0.42	-£0.86	-£1.08	-£1.30

BLVs	BLV per ha
Existing residential	£5,687,100
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,954 psm AH tenure 100% rent 0% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£5.94	-£5.20	-£6.11	-£7.02	-£7.93	-£8.84	-£9.29	-£9.75
2	High Density flats 5 storeys (200 units)	200	£5.94	£2.31	£1.42	£0.52	-£0.38	-£1.30	-£1.76	-£2.22
3	High Density flats 6+ storeys MU (200 units)	200	£5.94	-£4.64	-£5.55	-£6.46	-£7.37	-£8.28	-£8.74	-£9.19
4	High Density flats 5 storeys MU (200 units)	100	£5.94	£1.70	£1.26	£0.81	£0.36	-£0.09	-£0.33	-£0.56

BLV: INNER OFFICES										
	Description	No of units	BLV (£ m)							
1	High Density flats 6+ storeys (200 units)	200	£6.93	-£5.20	-£6.11	-£7.02	-£7.93	-£8.84	-£9.29	-£9.75
2	High Density flats 5 storeys (200 units)	200	£6.93	£2.31	£1.42	£0.52	-£0.38	-£1.30	-£1.76	-£2.22
3	High Density flats 6+ storeys MU (200 units)	200	£6.93	-£4.64	-£5.55	-£6.46	-£7.37	-£8.28	-£8.74	-£9.19
4	High Density flats 5 storeys MU (200 units)	100	£6.93	£1.70	£1.26	£0.81	£0.36	-£0.09	-£0.33	-£0.56

BLV: INNER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£6.22	-£5.20	-£6.11	-£7.02	-£7.93	-£8.84	-£9.29	-£9.75
2	High Density flats 5 storeys (200 units)	200	£6.22	£2.31	£1.42	£0.52	-£0.38	-£1.30	-£1.76	-£2.22
3	High Density flats 6+ storeys MU (200 units)	200	£6.22	-£4.64	-£5.55	-£6.46	-£7.37	-£8.28	-£8.74	-£9.19
4	High Density flats 5 storeys MU (200 units)	100	£6.22	£1.70	£1.26	£0.81	£0.36	-£0.09	-£0.33	-£0.56

BLV: INDUSTRIAL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£2.79	-£5.20	-£6.11	-£7.02	-£7.93	-£8.84	-£9.29	-£9.75
2	High Density flats 5 storeys (200 units)	200	£2.79	£2.31	£1.42	£0.52	-£0.38	-£1.30	-£1.76	-£2.22
3	High Density flats 6+ storeys MU (200 units)	200	£2.79	-£4.64	-£5.55	-£6.46	-£7.37	-£8.28	-£8.74	-£9.19
4	High Density flats 5 storeys MU (200 units)	100	£2.79	£1.70	£1.26	£0.81	£0.36	-£0.09	-£0.33	-£0.56

BLV: OUTER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£1.42	-£5.20	-£6.11	-£7.02	-£7.93	-£8.84	-£9.29	-£9.75
2	High Density flats 5 storeys (200 units)	200	£1.42	£2.31	£1.42	£0.52	-£0.38	-£1.30	-£1.76	-£2.22
3	High Density flats 6+ storeys MU (200 units)	200	£1.42	-£4.64	-£5.55	-£6.46	-£7.37	-£8.28	-£8.74	-£9.19
4	High Density flats 5 storeys MU (200 units)	100	£1.42	£1.70	£1.26	£0.81	£0.36	-£0.09	-£0.33	-£0.56

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£0.50	-£5.20	-£6.11	-£7.02	-£7.93	-£8.84	-£9.29	-£9.75
2	High Density flats 5 storeys (200 units)	200	£0.50	£2.31	£1.42	£0.52	-£0.38	-£1.30	-£1.76	-£2.22
3	High Density flats 6+ storeys MU (200 units)	200	£0.50	-£4.64	-£5.55	-£6.46	-£7.37	-£8.28	-£8.74	-£9.19
4	High Density flats 5 storeys MU (200 units)	100	£0.50	£1.70	£1.26	£0.81	£0.36	-£0.09	-£0.33	-£0.56

First Homes discount: 50%

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£5.94	£-5.20	£-6.11	£-7.02	£-7.93	£-8.84	£-9.29	£-9.75	
1.00	£5.94	£2.31	£1.42	£0.52	£-0.38	£-1.30	£-1.76	£-2.22	
1.00	£5.94	£-4.64	£-5.55	£-6.46	£-7.37	£-8.28	£-8.74	£-9.19	
1.00	£5.94	£1.70	£1.26	£0.81	£0.36	£-0.09	£-0.33	£-0.56	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.93	£-5.20	£-6.11	£-7.02	£-7.93	£-8.84	£-9.29	£-9.75
1.00	£6.93	£2.31	£1.42	£0.52	£-0.38	£-1.30	£-1.76	£-2.22
1.00	£6.93	£-4.64	£-5.55	£-6.46	£-7.37	£-8.28	£-8.74	£-9.19
1.00	£6.93	£1.70	£1.26	£0.81	£0.36	£-0.09	£-0.33	£-0.56

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.22	£-5.20	£-6.11	£-7.02	£-7.93	£-8.84	£-9.29	£-9.75
1.00	£6.22	£2.31	£1.42	£0.52	£-0.38	£-1.30	£-1.76	£-2.22
1.00	£6.22	£-4.64	£-5.55	£-6.46	£-7.37	£-8.28	£-8.74	£-9.19
1.00	£6.22	£1.70	£1.26	£0.81	£0.36	£-0.09	£-0.33	£-0.56

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£2.79	£-5.20	£-6.11	£-7.02	£-7.93	£-8.84	£-9.29	£-9.75	
1.00	£2.79	£2.31	£1.42	£0.52	£-0.38	£-1.30	£-1.76	£-2.22	
1.00	£2.79	£-4.64	£-5.55	£-6.46	£-7.37	£-8.28	£-8.74	£-9.19	
1.00	£2.79	£1.70	£1.26	£0.81	£0.36	£-0.09	£-0.33	£-0.56	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£1.42	£-5.20	£-6.11	£-7.02	£-7.93	£-8.84	£-9.29	£-9.75	
1.00	£1.42	£2.31	£1.42	£0.52	£-0.38	£-1.30	£-1.76	£-2.22	
1.00	£1.42	£-4.64	£-5.55	£-6.46	£-7.37	£-8.28	£-8.74	£-9.19	
1.00	£1.42	£1.70	£1.26	£0.81	£0.36	£-0.09	£-0.33	£-0.56	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£0.50	£-5.20	£-6.11	£-7.02	£-7.93	£-8.84	£-9.29	£-9.75	
1.00	£0.50	£2.31	£1.42	£0.52	£-0.38	£-1.30	£-1.76	£-2.22	
1.00	£0.50	£-4.64	£-5.55	£-6.46	£-7.37	£-8.28	£-8.74	£-9.19	
1.00	£0.50	£1.70	£1.26	£0.81	£0.36	£-0.09	£-0.33	£-0.56	

BLVs	BLV per ha
Existing residential	£5,944,350
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £5,168 psm AH tenure 100% rent 0% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£6.20	-£3.73	-£4.65	-£5.57	-£6.49	-£7.41	-£7.87	-£8.33
2	High Density flats 5 storeys (200 units)	200	£6.20	£3.94	£3.03	£2.10	£1.17	£0.23	-£0.24	-£0.72
3	High Density flats 6+ storeys MU (200 units)	200	£6.20	-£3.18	-£4.10	-£5.02	-£5.94	-£6.86	-£7.32	-£7.78
4	High Density flats 5 storeys MU (200 units)	100	£6.20	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19

BLV: INNER OFFICES										
	Description	No of units	BLV (£ m)							
1	High Density flats 6+ storeys (200 units)	200	£6.93	-£3.73	-£4.65	-£5.57	-£6.49	-£7.41	-£7.87	-£8.33
2	High Density flats 5 storeys (200 units)	200	£6.93	£3.94	£3.03	£2.10	£1.17	£0.23	-£0.24	-£0.72
3	High Density flats 6+ storeys MU (200 units)	200	£6.93	-£3.18	-£4.10	-£5.02	-£5.94	-£6.86	-£7.32	-£7.78
4	High Density flats 5 storeys MU (200 units)	100	£6.93	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19

BLV: INNER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£6.22	-£3.73	-£4.65	-£5.57	-£6.49	-£7.41	-£7.87	-£8.33
2	High Density flats 5 storeys (200 units)	200	£6.22	£3.94	£3.03	£2.10	£1.17	£0.23	-£0.24	-£0.72
3	High Density flats 6+ storeys MU (200 units)	200	£6.22	-£3.18	-£4.10	-£5.02	-£5.94	-£6.86	-£7.32	-£7.78
4	High Density flats 5 storeys MU (200 units)	100	£6.22	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19

BLV: INDUSTRIAL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£2.79	-£3.73	-£4.65	-£5.57	-£6.49	-£7.41	-£7.87	-£8.33
2	High Density flats 5 storeys (200 units)	200	£2.79	£3.94	£3.03	£2.10	£1.17	£0.23	-£0.24	-£0.72
3	High Density flats 6+ storeys MU (200 units)	200	£2.79	-£3.18	-£4.10	-£5.02	-£5.94	-£6.86	-£7.32	-£7.78
4	High Density flats 5 storeys MU (200 units)	100	£2.79	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19

BLV: OUTER RETAIL			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£1.42	-£3.73	-£4.65	-£5.57	-£6.49	-£7.41	-£7.87	-£8.33
2	High Density flats 5 storeys (200 units)	200	£1.42	£3.94	£3.03	£2.10	£1.17	£0.23	-£0.24	-£0.72
3	High Density flats 6+ storeys MU (200 units)	200	£1.42	-£3.18	-£4.10	-£5.02	-£5.94	-£6.86	-£7.32	-£7.78
4	High Density flats 5 storeys MU (200 units)	100	£1.42	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES			Residual land values (£m)							
	Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1	High Density flats 6+ storeys (200 units)	200	£0.50	-£3.73	-£4.65	-£5.57	-£6.49	-£7.41	-£7.87	-£8.33
2	High Density flats 5 storeys (200 units)	200	£0.50	£3.94	£3.03	£2.10	£1.17	£0.23	-£0.24	-£0.72
3	High Density flats 6+ storeys MU (200 units)	200	£0.50	-£3.18	-£4.10	-£5.02	-£5.94	-£6.86	-£7.32	-£7.78
4	High Density flats 5 storeys MU (200 units)	100	£0.50	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19

First Homes discount: 50%

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.20	£-3.73	£-4.65	£-5.57	£-6.49	£-7.41	£-7.87	£-8.33	
1.00	£6.20	£3.94	£3.03	£2.10	£1.17	£0.23	£-0.24	£-0.72	
1.00	£6.20	£-3.18	£-4.10	£-5.02	£-5.94	£-6.86	£-7.32	£-7.78	
1.00	£6.20	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.93	£-3.73	£-4.65	£-5.57	£-6.49	£-7.41	£-7.87	£-8.33	
1.00	£6.93	£3.94	£3.03	£2.10	£1.17	£0.23	£-0.24	£-0.72	
1.00	£6.93	£-3.18	£-4.10	£-5.02	£-5.94	£-6.86	£-7.32	£-7.78	
1.00	£6.93	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£6.22	£-3.73	£-4.65	£-5.57	£-6.49	£-7.41	£-7.87	£-8.33	
1.00	£6.22	£3.94	£3.03	£2.10	£1.17	£0.23	£-0.24	£-0.72	
1.00	£6.22	£-3.18	£-4.10	£-5.02	£-5.94	£-6.86	£-7.32	£-7.78	
1.00	£6.22	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£2.79	£-3.73	£-4.65	£-5.57	£-6.49	£-7.41	£-7.87	£-8.33
1.00	£2.79	£3.94	£3.03	£2.10	£1.17	£0.23	£-0.24	£-0.72
1.00	£2.79	£-3.18	£-4.10	£-5.02	£-5.94	£-6.86	£-7.32	£-7.78
1.00	£2.79	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19

Site area	BLV per ha (£m)	Residual land values (£m per hectare)							
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1.00	£1.42	£-3.73	£-4.65	£-5.57	£-6.49	£-7.41	£-7.87	£-8.33	
1.00	£1.42	£3.94	£3.03	£2.10	£1.17	£0.23	£-0.24	£-0.72	
1.00	£1.42	£-3.18	£-4.10	£-5.02	£-5.94	£-6.86	£-7.32	£-7.78	
1.00	£1.42	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19	

Site area	BLV per ha (£m)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£0.50	£-3.73	£-4.65	£-5.57	£-6.49	£-7.41	£-7.87	£-8.33
1.00	£0.50	£3.94	£3.03	£2.10	£1.17	£0.23	£-0.24	£-0.72
1.00	£0.50	£-3.18	£-4.10	£-5.02	£-5.94	£-6.86	£-7.32	£-7.78
1.00	£0.50	£2.51	£2.05	£1.59	£1.13	£0.66	£0.43	£0.19

BLVs	BLV per ha
Existing residential	£6,201,600
Inner Offices	£6,925,136
Inner Retail	£6,218,721
Industrial	£2,789,323
Outer Retail	£1,422,276
Cleared or undeveloped land	£500,000

Appendix 6 - Appraisal results (Climate Change)

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value

£3,453 psm

AH tenure

75% rent

25% SO
0% FH

BLV: EXISTING RESIDENTIAL LAND			No NZC	Base NZC	Sensitivity
	Description	No of units	30% AH	30% AH	30% AH
1	High Density flats 6+ storeys (200 units)	200	-£14.33	-£15.96	-£17.87
2	High Density flats 5 storeys (200 units)	200	-£8.24	-£9.23	-£11.41
3	High Density flats 6+ storeys MU (200 units)	200	-£13.73	-£15.40	-£17.40
4	High Density flats 5 storeys MU (200 units)	100	-£3.53	-£4.06	-£5.23
5	Medium Density - 75% flats, 25% houses (100 units)	100	-£2.48	-£3.27	-£4.51
6	Medium Density - 50% flats, 50% houses (75 units)	75	-£0.79	-£1.57	-£2.53
7	Low Density - 100% houses (100 units)	100	£2.23	£0.76	-£0.50
8	Low Density - 100% houses (50 units)	50	£1.16	£0.39	-£0.27
9	Low Density - 100% houses (25 units)	25	£0.89	£0.61	£0.37
10	Medium Density - 100% flats (25 units)	25	-£0.80	-£0.99	-£1.49
11	Low Density - 100% houses (10 units)	10	£0.29	£0.13	-£0.01
12	Medium Density - 100% flats (10 units)	10	-£0.07	-£0.14	-£0.35
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.10	£0.03	-£0.07
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	-£0.15	-£0.19	-£0.29
15	Student housing scheme (studios) - 325 units	-	£6.99	£5.96	£3.90
16	Student housing scheme (4 bed clusters) - 200 flats	-	£17.20	£14.67	£9.59
17	Extra Care C3 scheme - 100% flats (60 units)	60	-£2.45	-£2.77	-£3.00

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value

£3,667 psm

AH tenure

75% rent

25% SO
0% FH

BLV: EXISTING RESIDENTIAL LAND			No NZC	Base NZC	Sensitivity
	Description	No of units	30% AH	30% AH	30% AH
1	High Density flats 6+ storeys (200 units)	200	-£14.12	-£15.76	-£17.67
2	High Density flats 5 storeys (200 units)	200	-£7.72	-£8.67	-£10.78
3	High Density flats 6+ storeys MU (200 units)	200	-£13.53	-£15.20	-£17.20
4	High Density flats 5 storeys MU (200 units)	100	-£3.26	-£3.78	-£4.92
5	Medium Density - 75% flats, 25% houses (100 units)	100	-£2.28	-£3.03	-£4.22
6	Medium Density - 50% flats, 50% houses (75 units)	75	-£0.77	-£1.53	-£2.46
7	Low Density - 100% houses (100 units)	100	£2.08	£0.66	-£0.56
8	Low Density - 100% houses (50 units)	50	£1.09	£0.35	-£0.28
9	Low Density - 100% houses (25 units)	25	£0.85	£0.65	£0.48
10	Medium Density - 100% flats (25 units)	25	-£0.72	-£0.90	-£1.38
11	Low Density - 100% houses (10 units)	10	£0.27	£0.12	-£0.01
12	Medium Density - 100% flats (10 units)	10	£0.06	-£0.01	-£0.22
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.11	£0.04	-£0.05
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	-£0.15	-£0.19	-£0.29
15	Student housing scheme (studios) - 325 units	-	£1.67	£0.64	-£1.44
16	Student housing scheme (4 bed clusters) - 200 flats	-	£4.12	£1.58	-£3.54
17	Extra Care C3 scheme - 100% flats (60 units)	60	-£2.42	-£2.73	-£2.96

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value

£3,882 psm

AH tenure

75% rent

25% SO
0% FH

BLV: EXISTING RESIDENTIAL LAND			No NZC	Base NZC	Sensitivity
	Description	No of units	30% AH	30% AH	30% AH
1	High Density flats 6+ storeys (200 units)	200	-£11.35	-£12.98	-£14.89
2	High Density flats 5 storeys (200 units)	200	-£4.99	-£5.97	-£8.15
3	High Density flats 6+ storeys MU (200 units)	200	-£10.75	-£12.43	-£14.42
4	High Density flats 5 storeys MU (200 units)	100	-£1.90	-£2.43	-£3.60
5	Medium Density - 75% flats, 25% houses (100 units)	100	-£0.35	-£1.13	-£2.37
6	Medium Density - 50% flats, 50% houses (75 units)	75	£1.01	£0.24	-£0.72
7	Low Density - 100% houses (100 units)	100	£5.03	£3.55	£2.30
8	Low Density - 100% houses (50 units)	50	£2.60	£1.84	£1.18
9	Low Density - 100% houses (25 units)	25	£1.45	£1.17	£0.93
10	Medium Density - 100% flats (25 units)	25	-£0.28	-£0.47	-£0.97
11	Low Density - 100% houses (10 units)	10	£0.59	£0.43	£0.30
12	Medium Density - 100% flats (10 units)	10	£0.16	£0.09	-£0.12
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.26	£0.19	£0.09
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	-£0.03	-£0.07	-£0.18
15	Student housing scheme (studios) - 325 units	-	£6.99	£5.96	£3.90
16	Student housing scheme (4 bed clusters) - 200 flats	-	£17.20	£14.67	£9.59
17	Extra Care C3 scheme - 100% flats (60 units)	60	-£1.83	-£2.14	-£2.37

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value

£4,096 psm

AH tenure

75% rent

25% SO
0% FH

BLV: EXISTING RESIDENTIAL LAND			No NZC	Base NZC	Sensitivity
	Description	No of units	30% AH	30% AH	30% AH
1	High Density flats 6+ storeys (200 units)	200	-£10.08	-£11.71	-£13.62
2	High Density flats 5 storeys (200 units)	200	-£3.57	-£4.55	-£6.73
3	High Density flats 6+ storeys MU (200 units)	200	-£9.48	-£11.15	-£13.15
4	High Density flats 5 storeys MU (200 units)	100	-£1.19	-£1.72	-£2.90
5	Medium Density - 75% flats, 25% houses (100 units)	100	£0.58	-£0.19	-£1.43
6	Medium Density - 50% flats, 50% houses (75 units)	75	£1.79	£1.02	£0.07
7	Low Density - 100% houses (100 units)	100	£6.26	£4.78	£3.53
8	Low Density - 100% houses (50 units)	50	£3.23	£2.47	£1.82
9	Low Density - 100% houses (25 units)	25	£1.73	£1.45	£1.21
10	Medium Density - 100% flats (25 units)	25	-£0.05	-£0.24	-£0.74
11	Low Density - 100% houses (10 units)	10	£0.73	£0.57	£0.43
12	Medium Density - 100% flats (10 units)	10	£0.28	£0.20	£0.00
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.33	£0.26	£0.17
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.02	-£0.02	-£0.13
15	Student housing scheme (studios) - 325 units	-	£6.99	£5.96	£3.90
16	Student housing scheme (4 bed clusters) - 200 flats	-	£17.20	£14.67	£9.59
17	Extra Care C3 scheme - 100% flats (60 units)	60	-£1.56	-£1.88	-£2.11

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value

£4,311 psm

AH tenure

75% rent

25% SO
0% FH

BLV: EXISTING RESIDENTIAL LAND				No NZC	Base NZC	Sensitivity
	Description	No of units		30% AH	30% AH	30% AH
1	High Density flats 6+ storeys (200 units)	200		-£8.73	-£10.37	-£12.28
2	High Density flats 5 storeys (200 units)	200		-£2.08	-£3.06	-£5.24
3	High Density flats 6+ storeys MU (200 units)	200		-£8.14	-£9.81	-£11.81
4	High Density flats 5 storeys MU (200 units)	100		-£0.44	-£0.98	-£2.15
5	Medium Density - 75% flats, 25% houses (100 units)	100		£1.55	£0.77	-£0.46
6	Medium Density - 50% flats, 50% houses (75 units)	75		£2.61	£1.84	£0.89
7	Low Density - 100% houses (100 units)	100		£7.54	£6.07	£4.81
8	Low Density - 100% houses (50 units)	50		£3.89	£3.13	£2.48
9	Low Density - 100% houses (25 units)	25		£2.00	£1.73	£1.49
10	Medium Density - 100% flats (25 units)	25		£0.19	£0.00	-£0.50
11	Low Density - 100% houses (10 units)	10		£0.87	£0.71	£0.57
12	Medium Density - 100% flats (10 units)	10		£0.39	£0.32	£0.12
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5		£0.40	£0.34	£0.24
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5		£0.07	£0.03	-£0.08
15	Student housing scheme (studios) - 325 units	-		£6.99	£5.96	£3.90
16	Student housing scheme (4 bed clusters) - 200 flats	-		£17.20	£14.67	£9.59
17	Extra Care C3 scheme - 100% flats (60 units)	60		-£1.28	-£1.59	-£1.83

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value

£4,525 psm

AH tenure

75% rent

25% SO

BLV: EXISTING RESIDENTIAL LAND				No NZC	Op NZC	OP & embodied NZC
	Description	No of units		30% AH	30% AH	30% AH
1	High Density flats 6+ storeys (200 units)	200		-£7.29	-£8.93	-£10.84
2	High Density flats 5 storeys (200 units)	200		-£0.53	-£1.51	-£3.69
3	High Density flats 6+ storeys MU (200 units)	200		-£6.70	-£8.37	-£10.37
4	High Density flats 5 storeys MU (200 units)	100		£0.33	-£0.20	-£1.37
5	Medium Density - 75% flats, 25% houses (100 units)	100		£2.56	£1.79	£0.57
6	Medium Density - 50% flats, 50% houses (75 units)	75		£3.48	£2.72	£1.77
7	Low Density - 100% houses (100 units)	100		£8.93	£7.46	£6.20
8	Low Density - 100% houses (50 units)	50		£4.60	£3.85	£3.20
9	Low Density - 100% houses (25 units)	25		£2.24	£1.96	£1.73
10	Medium Density - 100% flats (25 units)	25		£0.44	£0.25	-£0.25
11	Low Density - 100% houses (10 units)	10		£1.02	£0.86	£0.73
12	Medium Density - 100% flats (10 units)	10		£0.49	£0.41	£0.21
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5		£0.48	£0.42	£0.32
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5		£0.12	£0.08	-£0.02
15	Student housing scheme (studios) - 325 units	-		£6.73	£5.70	£3.64
16	Student housing scheme (4 bed clusters) - 200 flats	-		£16.57	£14.04	£8.96
17	Extra Care C3 scheme - 100% flats (60 units)	60		-£0.98	-£1.29	-£1.53

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value

£4,739 psm

AH tenure

75% rent

25% SO

BLV: EXISTING RESIDENTIAL LAND				No NZC	Op NZC	OP & embodied NZC
	Description	No of units		30% AH	30% AH	30% AH
1	High Density flats 6+ storeys (200 units)	200		-£5.81	-£7.44	-£9.35
2	High Density flats 5 storeys (200 units)	200		£1.09	£0.12	-£2.06
3	High Density flats 6+ storeys MU (200 units)	200		-£5.21	-£6.88	-£8.88
4	High Density flats 5 storeys MU (200 units)	100		£1.13	£0.61	-£0.56
5	Medium Density - 75% flats, 25% houses (100 units)	100		£3.61	£2.85	£1.62
6	Medium Density - 50% flats, 50% houses (75 units)	75		£4.36	£3.60	£2.66
7	Low Density - 100% houses (100 units)	100		£10.32	£8.86	£7.60
8	Low Density - 100% houses (50 units)	50		£5.32	£4.56	£3.92
9	Low Density - 100% houses (25 units)	25		£2.52	£2.24	£2.00
10	Medium Density - 100% flats (25 units)	25		£0.69	£0.51	£0.01
11	Low Density - 100% houses (10 units)	10		£1.18	£1.02	£0.88
12	Medium Density - 100% flats (10 units)	10		£0.61	£0.53	£0.33
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5		£0.56	£0.50	£0.40
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5		£0.18	£0.14	£0.03
15	Student housing scheme (studios) - 325 units	-		£6.73	£5.70	£3.64
16	Student housing scheme (4 bed clusters) - 200 flats	-		£16.57	£14.04	£8.96
17	Extra Care C3 scheme - 100% flats (60 units)	60		-£0.67	-£0.98	-£1.22

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value

£4,954 psm

AH tenure

75% rent

25% SO

BLV: EXISTING RESIDENTIAL LAND				No NZC	Op NZC	OP & embodied NZC
	Description	No of units		30% AH	30% AH	30% AH
1	High Density flats 6+ storeys (200 units)	200		-£4.32	-£5.95	-£7.86
2	High Density flats 5 storeys (200 units)	200		£2.68	£1.72	-£0.43
3	High Density flats 6+ storeys MU (200 units)	200		-£3.72	-£5.40	-£7.39
4	High Density flats 5 storeys MU (200 units)	100		£1.92	£1.40	£0.25
5	Medium Density - 75% flats, 25% houses (100 units)	100		£4.65	£3.89	£2.67
6	Medium Density - 50% flats, 50% houses (75 units)	75		£5.24	£4.48	£3.55
7	Low Density - 100% houses (100 units)	100		£11.70	£10.24	£9.00
8	Low Density - 100% houses (50 units)	50		£6.04	£5.28	£4.63
9	Low Density - 100% houses (25 units)	25		£2.80	£2.52	£2.28
10	Medium Density - 100% flats (25 units)	25		£0.95	£0.76	£0.27
11	Low Density - 100% houses (10 units)	10		£1.33	£1.17	£1.03
12	Medium Density - 100% flats (10 units)	10		£0.72	£0.64	£0.44
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5		£0.64	£0.58	£0.48
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5		£0.23	£0.19	£0.09
15	Student housing scheme (studios) - 325 units	-		£6.73	£5.70	£3.64
16	Student housing scheme (4 bed clusters) - 200 flats	-		£16.57	£14.04	£8.96
17	Extra Care C3 scheme - 100% flats (60 units)	60		-£0.36	-£0.67	-£0.90

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value

£5,168 psm

AH tenure

75% rent

25% SO

BLV: EXISTING RESIDENTIAL LAND				No NZC	Op NZC	OP & embodied NZC
	Description	No of units		30% AH	30% AH	30% AH
1	High Density flats 6+ storeys (200 units)	200		-£2.83	-£4.46	-£6.38
2	High Density flats 5 storeys (200 units)	200		£4.26	£3.31	£1.18
3	High Density flats 6+ storeys MU (200 units)	200		-£2.24	-£3.91	-£5.91
4	High Density flats 5 storeys MU (200 units)	100		£2.71	£2.19	£1.05
5	Medium Density - 75% flats, 25% houses (100 units)	100		£5.69	£4.93	£3.72
6	Medium Density - 50% flats, 50% houses (75 units)	75		£6.13	£5.37	£4.43
7	Low Density - 100% houses (100 units)	100		£13.09	£11.63	£10.38
8	Low Density - 100% houses (50 units)	50		£6.75	£5.99	£5.35
9	Low Density - 100% houses (25 units)	25		£3.07	£2.79	£2.56
10	Medium Density - 100% flats (25 units)	25		£1.21	£1.02	£0.53
11	Low Density - 100% houses (10 units)	10		£1.48	£1.32	£1.18
12	Medium Density - 100% flats (10 units)	10		£0.83	£0.76	£0.56
13	Small housing (no AH) - houses - 0.1 hectare (5 units)	5		£0.72	£0.66	£0.56
14	Small flattened (no AH) - flats - 0.05 hectare (5 units)	5		£0.29	£0.25	£0.14
15	Student housing scheme (studios) - 325 units	-		£6.73	£5.70	£3.64
16	Student housing scheme (4 bed clusters) - 200 flats	-		£16.57	£14.04	£8.96
17	Extra Care C3 scheme - 100% flats (60 units)	60		-£0.04	-£0.36	-£0.59

Appendix 7 - Appraisal results (growth)

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £3,453 ps/m AH tenure 75% rent 25% SO 0% FH

First Homes discount: -

BLV: EXISTING RESIDENTIAL LAND

		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£4.14	-£9.60	-£10.51	-£11.42	-£12.33	-£13.24	-£13.69	-£14.15
2 High Density flats 5 storeys (200 units)	200	£4.14	-£2.51	-£3.34	-£4.17	-£5.01	-£5.85	-£6.27	-£6.70
3 High Density flats 6+ storeys MU (200 units)	200	£4.14	-£9.07	-£9.98	-£10.89	-£11.80	-£12.71	-£13.16	-£13.62
4 High Density flats 5 storeys MU (200 units)	100	£4.14	-£0.72	-£1.14	-£1.55	-£1.97	-£2.39	-£2.61	-£2.82
5 Medium Density - 75% flats, 25% houses (100 units)	100	£4.14	£1.40	£0.80	£0.19	-£0.43	-£1.05	-£1.36	-£1.67
6 Medium Density - 50% flats, 50% houses (75 units)	75	£4.14	£2.64	£2.04	£1.45	£0.85	£0.26	-£0.04	-£0.35
7 Low Density - 100% houses (100 units)	100	£8.29	£7.68	£6.65	£5.63	£4.60	£3.57	£3.06	£2.54
8 Low Density - 100% houses (50 units)	50	£4.14	£3.95	£3.42	£2.90	£2.38	£1.85	£1.59	£1.32
9 Low Density - 100% houses (25 units)	25	£2.07	£2.01	£1.83	£1.63	£1.44	£1.24	£1.14	£1.04
10 Medium Density - 100% flats (25 units)	25	£0.83	£0.11	-£0.03	-£0.16	-£0.30	-£0.44	-£0.51	-£0.58
11 Low Density - 100% houses (10 units)	10	£0.83	£0.88	£0.77	£0.66	£0.55	£0.44	£0.38	£0.33
12 Medium Density - 100% flats (10 units)	10	£0.41	£0.17	£0.18	£0.18	£0.19	£0.20	£0.20	£0.20
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.41	£0.40	£0.35	£0.30	£0.25	£0.20	£0.18	£0.15
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.21	£0.08	£0.04	£0.00	-£0.04	-£0.08	-£0.10	-£0.12
15 Student housing scheme (studios) - 325 units	-	£4.14	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10
16 Student housing scheme (4 bed clusters) - 200 flats	-	£4.14	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25
17 Extra Care C3 scheme - 100% flats (60 units)	60	£2.49	-£1.41	-£1.60	-£1.80	-£1.99	-£2.18	-£2.28	-£2.38

BLV: INNER OFFICES

		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£9.60	-£10.51	-£11.42	-£12.33	-£13.24	-£13.69	-£14.15
2 High Density flats 5 storeys (200 units)	200	£6.93	-£2.51	-£3.34	-£4.17	-£5.01	-£5.85	-£6.27	-£6.70
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£9.07	-£9.98	-£10.89	-£11.80	-£12.71	-£13.16	-£13.62
4 High Density flats 5 storeys MU (200 units)	100	£6.93	-£0.72	-£1.14	-£1.55	-£1.97	-£2.39	-£2.61	-£2.82
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£1.40	£0.80	£0.19	-£0.43	-£1.05	-£1.36	-£1.67
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£2.64	£2.04	£1.45	£0.85	£0.26	-£0.04	-£0.35
7 Low Density - 100% houses (100 units)	100	£13.85	£7.68	£6.65	£5.63	£4.60	£3.57	£3.06	£2.54
8 Low Density - 100% houses (50 units)	50	£6.93	£3.95	£3.42	£2.90	£2.38	£1.85	£1.59	£1.32
9 Low Density - 100% houses (25 units)	25	£3.46	£2.01	£1.83	£1.63	£1.44	£1.24	£1.14	£1.04
10 Medium Density - 100% flats (25 units)	25	£1.39	£0.11	-£0.03	-£0.16	-£0.30	-£0.44	-£0.51	-£0.58
11 Low Density - 100% houses (10 units)	10	£1.39	£0.88	£0.77	£0.66	£0.55	£0.44	£0.38	£0.33
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.17	£0.18	£0.18	£0.19	£0.20	£0.20	£0.20
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.40	£0.35	£0.30	£0.25	£0.20	£0.18	£0.15
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.08	£0.04	£0.00	-£0.04	-£0.08	-£0.10	-£0.12
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	-£1.41	-£1.60	-£1.80	-£1.99	-£2.18	-£2.28	-£2.38

BLV: INNER RETAIL

		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£9.60	-£10.51	-£11.42	-£12.33	-£13.24	-£13.69	-£14.15
2 High Density flats 5 storeys (200 units)	200	£6.22	-£2.51	-£3.34	-£4.17	-£5.01	-£5.85	-£6.27	-£6.70
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£9.07	-£9.98	-£10.89	-£11.80	-£12.71	-£13.16	-£13.62
4 High Density flats 5 storeys MU (200 units)	100	£6.22	-£0.72	-£1.14	-£1.55	-£1.97	-£2.39	-£2.61	-£2.82
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£1.40	£0.80	£0.19	-£0.43	-£1.05	-£1.36	-£1.67
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£2.64	£2.04	£1.45	£0.85	£0.26	-£0.04	-£0.35
7 Low Density - 100% houses (100 units)	100	£12.44	£7.68	£6.65	£5.63	£4.60	£3.57	£3.06	£2.54
8 Low Density - 100% houses (50 units)	50	£6.22	£3.95	£3.42	£2.90	£2.38	£1.85	£1.59	£1.32
9 Low Density - 100% houses (25 units)	25	£3.11	£2.01	£1.83	£1.63	£1.44	£1.24	£1.14	£1.04
10 Medium Density - 100% flats (25 units)	25	£1.24	£0.11	-£0.03	-£0.16	-£0.30	-£0.44	-£0.51	-£0.58
11 Low Density - 100% houses (10 units)	10	£1.24	£0.88	£0.77	£0.66	£0.55	£0.44	£0.38	£0.33
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.17	£0.18	£0.18	£0.19	£0.20	£0.20	£0.20
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.40	£0.35	£0.30	£0.25	£0.20	£0.18	£0.15
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.08	£0.04	£0.00	-£0.04	-£0.08	-£0.10	-£0.12
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£1.41	-£1.60	-£1.80	-£1.99	-£2.18	-£2.28	-£2.38

BLV: INDUSTRIAL

		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£9.60	-£10.51	-£11.42	-£12.33	-£13.24	-£13.69	-£14.15
2 High Density flats 5 storeys (200 units)	200	£2.79	-£2.51	-£3.34	-£4.17	-£5.01	-£5.85	-£6.27	-£6.70
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£9.07	-£9.98	-£10.89	-£11.80	-£12.71	-£13.16	-£13.62
4 High Density flats 5 storeys MU (200 units)	100	£2.79	-£0.72	-£1.14	-£1.55	-£1.97	-£2.39	-£2.61	-£2.82
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£1.40	£0.80	£0.19	-£0.43	-£1.05	-£1.36	-£1.67
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£2.64	£2.04	£1.45	£0.85	£0.26	-£0.04	-£0.35
7 Low Density - 100% houses (100 units)	100	£5.58	£7.68	£6.65	£5.63	£4.60	£3.57	£3.06	£2.54
8 Low Density - 100% houses (50 units)	50	£2.79	£3.95	£3.42	£2.90	£2.38	£1.85	£1.59	£1.32
9 Low Density - 100% houses (25 units)	25	£1.39	£2.01	£1.83	£1.63	£1.44	£1.24	£1.14	£1.04
10 Medium Density - 100% flats (25 units)	25	£0.56	£0.11	-£0.03	-£0.16	-£0.30	-£0.44	-£0.51	-£0.58
11 Low Density - 100% houses (10 units)	10	£0.56	£0.88	£0.77	£0.66	£0.55	£0.44	£0.38	£0.33
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.17	£0.18	£0.18	£0.19	£0.20	£0.20	£0.20
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.40	£0.35	£0.30	£0.25	£0.20	£0.18	£0.15
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.08	£0.04	£0.00	-£0.04	-£0.08	-£0.10	-£0.12
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	-£1.41	-£1.60	-£1.80	-£1.99	-£2.18	-£2.28	-£2.38

BLV: OUTER RETAIL

		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£9.60	-£10.51	-£11.42	-£12.33	-£13.24	-£13.69	-£14.15
2 High Density flats 5 storeys (200 units)	200	£1.42	-£2.51	-£3.34	-£4.17	-£5.01	-£5.85	-£6.27	-£6.70
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£9.07	-£9.98	-£10.89	-£11.80	-£12.71	-£13.16	-£13.62
4 High Density flats 5 storeys MU (200 units)	100	£1.42	-£0.72	-£1.14	-£1.55	-£1.97	-£2.39	-£2.61	-£2.82
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£1.40	£0.80	£0.19	-£0.43	-£1.05	-£1.36	-£1.67
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£2.64	£2.04	£1.45	£0.85	£0.26	-£0.04	-£0.35
7 Low Density - 100% houses (100 units)	100	£2.84	£7.68	£6.65	£5.63	£4.60	£3.57	£3.06	£2.54
8 Low Density - 100% houses (50 units)	50	£1.42	£3.95	£3.42	£2.90	£2.38	£1.85	£1.59	£1.32
9 Low Density - 100% houses (25 units)	25	£0.71	£2.01	£1.83	£1.63	£1.44	£1.24	£1.14	£1.04
10 Medium Density - 100% flats (25 units)	25	£0.56	£0.11	-£0.03	-£0.16	-£0.30	-£0.44	-£0.51	-£0.58
11 Low Density - 100% houses (10 units)	10	£0.28	£0.88	£0.77	£0.66	£0.55	£0.44	£0.38	£0.33
12 Medium Density - 100% flats (10 units)	10	£0.14	£0.17	£0.18	£0.18	£0.19	£0.20	£0.20	£0.20
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.40	£0.35	£0.30	£0.25	£0.20	£0.18	£0.15
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.08	£0.04	£0.00	-£0.04	-£0.08	-£0.10	-£0.12
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£1.41	-£1.60	-£1.80	-£1.99	-£2.18	-£2.28	-£2.38

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£9.60	-£10.51	-£11.42	-£12.33	-£13.24	-£13.69	-£14.15
2 High Density flats 5 storeys (200 units)	200	£0.50	-£2.51	-£3.34	-£4.17	-£5.01	-£5.85	-£6.27	-£6.70
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£9.07	-£9.98	-£10.89	-£11.80	-£12.71	-£13.16	-£13.62
4 High Density flats 5 storeys MU (200 units)	100	£0.50	-£0.72	-£1.14	-£1.55	-£1.97	-£2.39	-£2.61	-£2.82
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£1.40	£0.80	£0.19	-£0.43	-£1.05	-£1.36	-£1.67
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£2.64	£2.04	£1.45	£0.85	£0.26	-£0.04	-£0.35
7 Low Density - 100% houses (100 units)	100	£1.00	£7.68	£6.65	£5.63	£4.60	£3.57	£3.06	£2.54
8 Low Density - 100% houses (50 units)	50	£0.50	£3.95	£3.42	£2.90	£2.38	£1.85	£1.59	£1.32
9 Low Density - 100% houses (25 units)	25	£0.25	£2.01	£1.83	£1.63	£1.44	£1.24	£1.14	£1.04
10 Medium Density - 100% flats (25 units)	25	£0.10	£0.11	-£0.03	-£0.16	-£0.30	-£0.44	-£0.51	-£0.58
11 Low Density - 100% houses (10 units)	10	£0.10	£0.88	£0.77	£0.66	£0.55	£0.44	£0.38	£0.33
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.17	£0.18	£0.18	£0.18	£0.20	£0.20	£0.20
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.40	£0.35	£0.30	£0.25	£0.20	£0.18	£0.15
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.08	£0.04	£0.00	-£0.04	-£0.08	-£0.10	-£0.12
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	-£1.41	-£1.60	-£1.80	-£1.99	-£2.18	-£2.28	-£2.38

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £3,667 psm AH tenure 75% rent 25% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£4.40	-£7.75	-£8.62	-£9.50	-£10.38	-£11.25	-£11.69	-£12.13
2 High Density flats 5 storeys (200 units)	200	£4.40	-£0.39	-£1.22	-£2.06	-£2.89	-£3.74	-£4.16	-£4.58
3 High Density flats 6+ storeys MU (200 units)	200	£4.40	-£7.21	-£8.09	-£8.97	-£9.84	-£10.72	-£11.16	-£11.60
4 High Density flats 5 storeys MU (200 units)	100	£4.40	£0.33	-£0.08	-£0.50	-£0.92	-£1.34	-£1.55	-£1.76
5 Medium Density - 75% flats, 25% houses (100 units)	100	£4.40	£2.79	£2.18	£1.56	£0.94	£0.32	£0.01	-£0.31
6 Medium Density - 50% flats, 50% houses (75 units)	75	£4.40	£3.80	£3.21	£2.61	£2.01	£1.41	£1.11	£0.81
7 Low Density - 100% houses (100 units)	100	£8.80	£9.54	£8.50	£7.45	£6.41	£5.36	£4.84	£4.31
8 Low Density - 100% houses (50 units)	50	£4.40	£4.90	£4.37	£3.84	£3.31	£2.77	£2.51	£2.24
9 Low Density - 100% houses (25 units)	25	£2.20	£2.49	£2.25	£2.02	£1.77	£1.53	£1.40	£1.28
10 Medium Density - 100% flats (25 units)	25	£0.88	£0.45	£0.31	£0.17	£0.04	-£0.10	-£0.17	-£0.24
11 Low Density - 100% houses (10 units)	10	£0.88	£1.09	£0.97	£0.86	£0.75	£0.63	£0.58	£0.52
12 Medium Density - 100% flats (10 units)	10	£0.44	£0.31	£0.31	£0.32	£0.33	£0.33	£0.34	£0.34
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.44	£0.51	£0.46	£0.41	£0.36	£0.30	£0.28	£0.25
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.22	£0.15	£0.11	£0.07	£0.04	-£0.00	-£0.02	-£0.04
15 Student housing scheme (studios) - 325 units	-	£4.40	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10
16 Student housing scheme (4 bed clusters) - 200 flats	-	£4.40	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25
17 Extra Care C3 scheme - 100% flats (60 units)	60	£2.64	-£1.02	-£1.20	-£1.39	-£1.58	-£1.77	-£1.86	-£1.96

BLV: INNER OFFICES

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£7.75	-£8.62	-£9.50	-£10.38	-£11.25	-£11.69	-£12.13
2 High Density flats 5 storeys (200 units)	200	£6.93	-£0.39	-£1.22	-£2.06	-£2.89	-£3.74	-£4.16	-£4.58
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£7.21	-£8.09	-£8.97	-£9.84	-£10.72	-£11.16	-£11.60
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£0.33	-£0.08	-£0.50	-£0.92	-£1.34	-£1.55	-£1.76
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£2.79	£2.18	£1.56	£0.94	£0.32	£0.01	-£0.31
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£3.80	£3.21	£2.61	£2.01	£1.41	£1.11	£0.81
7 Low Density - 100% houses (100 units)	100	£13.85	£9.54	£8.50	£7.45	£6.41	£5.36	£4.84	£4.31
8 Low Density - 100% houses (50 units)	50	£6.93	£4.90	£4.37	£3.84	£3.31	£2.77	£2.51	£2.24
9 Low Density - 100% houses (25 units)	25	£3.46	£2.49	£2.25	£2.02	£1.77	£1.53	£1.40	£1.28
10 Medium Density - 100% flats (25 units)	25	£1.39	£0.45	£0.31	£0.17	£0.04	-£0.10	-£0.17	-£0.24
11 Low Density - 100% houses (10 units)	10	£1.39	£1.09	£0.97	£0.86	£0.75	£0.63	£0.58	£0.52
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.31	£0.31	£0.32	£0.33	£0.33	£0.34	£0.34
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.51	£0.46	£0.41	£0.36	£0.30	£0.28	£0.25
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.15	£0.11	£0.07	£0.04	-£0.00	-£0.02	-£0.04
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	-£1.02	-£1.20	-£1.39	-£1.58	-£1.77	-£1.86	-£1.96

BLV: INNER RETAIL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£7.75	-£8.62	-£9.50	-£10.38	-£11.25	-£11.69	-£12.13
2 High Density flats 5 storeys (200 units)	200	£6.22	-£0.39	-£1.22	-£2.06	-£2.89	-£3.74	-£4.16	-£4.58
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£7.21	-£8.09	-£8.97	-£9.84	-£10.72	-£11.16	-£11.60
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£0.33	-£0.08	-£0.50	-£0.92	-£1.34	-£1.55	-£1.76
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£2.79	£2.18	£1.56	£0.94	£0.32	£0.01	-£0.31
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£3.80	£3.21	£2.61	£2.01	£1.41	£1.11	£0.81
7 Low Density - 100% houses (100 units)	100	£12.44	£9.54	£8.50	£7.45	£6.41	£5.36	£4.84	£4.31
8 Low Density - 100% houses (50 units)	50	£6.22	£4.90	£4.37	£3.84	£3.31	£2.77	£2.51	£2.24
9 Low Density - 100% houses (25 units)	25	£3.11	£2.49	£2.25	£2.02	£1.77	£1.53	£1.40	£1.28
10 Medium Density - 100% flats (25 units)	25	£1.24	£0.45	£0.31	£0.17	£0.04	-£0.10	-£0.17	-£0.24
11 Low Density - 100% houses (10 units)	10	£1.24	£1.09	£0.97	£0.86	£0.75	£0.63	£0.58	£0.52
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.31	£0.31	£0.32	£0.33	£0.33	£0.34	£0.34
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.51	£0.46	£0.41	£0.36	£0.30	£0.28	£0.25
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.15	£0.11	£0.07	£0.04	-£0.00	-£0.02	-£0.04
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£1.02	-£1.20	-£1.39	-£1.58	-£1.77	-£1.86	-£1.96

BLV: INDUSTRIAL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£7.75	-£8.62	-£9.50	-£10.38	-£11.25	-£11.69	-£12.13
2 High Density flats 5 storeys (200 units)	200	£2.79	-£0.39	-£1.22	-£2.06	-£2.89	-£3.74	-£4.16	-£4.58
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£7.21	-£8.09	-£8.97	-£9.84	-£10.72	-£11.16	-£11.60
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£0.33	-£0.08	-£0.50	-£0.92	-£1.34	-£1.55	-£1.76
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£2.79	£2.18	£1.56	£0.94	£0.32	£0.01	-£0.31
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£3.80	£3.21	£2.61	£2.01	£1.41	£1.11	£0.81
7 Low Density - 100% houses (100 units)	100	£5.58	£9.54	£8.50	£7.45	£6.41	£5.36	£4.84	£4.31
8 Low Density - 100% houses (50 units)	50	£2.79	£4.90	£4.37	£3.84	£3.31	£2.77	£2.51	£2.24
9 Low Density - 100% houses (25 units)	25	£1.39	£2.49	£2.25	£2.02	£1.77	£1.53	£1.40	£1.28
10 Medium Density - 100% flats (25 units)	25	£0.56	£0.45	£0.31	£0.17	£0.04	-£0.10	-£0.17	-£0.24
11 Low Density - 100% houses (10 units)	10	£0.56	£1.09	£0.97	£0.86	£0.75	£0.63	£0.58	£0.52
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.31	£0.31	£0.32	£0.33	£0.33	£0.34	£0.34
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.51	£0.46	£0.41	£0.36	£0.30	£0.28	£0.25
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.15	£0.11	£0.07	£0.04	-£0.00	-£0.02	-£0.04
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	-£1.02	-£1.20	-£1.39	-£1.58	-£1.77	-£1.86	-£1.96

BLV: OUTER RETAIL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£7.75	-£8.62	-£9.50	-£10.38	-£11.25	-£11.69	-£12.13
2 High Density flats 5 storeys (200 units)	200	£1.42	-£0.39	-£1.22	-£2.06	-£2.89	-£3.74	-£4.16	-£4.58
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£7.21	-£8.09	-£8.97	-£9.84	-£10.72	-£11.16	-£11.60
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£0.33	-£0.08	-£0.50	-£0.92	-£1.34	-£1.55	-£1.76
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£2.79	£2.18	£1.56	£0.94	£0.32	£0.01	-£0.31
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£3.80	£3.21	£2.61	£2.01	£1.41	£1.11	£0.81
7 Low Density - 100% houses (100 units)	100	£2.84	£9.54	£8.50	£7.45	£6.41	£5.36	£4.84	£4.31
8 Low Density - 100% houses (50 units)	50	£1.42	£4.90	£4.37	£3.84	£3.31	£2.77	£2.51	£2.24
9 Low Density - 100% houses (25 units)	25	£0.71	£2.49	£2.25	£2.02	£1.77	£1.53	£1.40	£1.28
10 Medium Density - 100% flats (25 units)	25	£0.56	£0.45	£0.31	£0.17	£0.04	-£0.10	-£0.17	-£0.24
11 Low Density - 100% houses (10 units)	10	£0.28	£1.09	£0.97	£0.86	£0.75	£0.63	£0.58	£0.52
12 Medium Density - 100% flats (10 units)	10	£0.14	£0.31	£0.31	£0.32	£0.33	£0.33	£0.34	£0.34
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.51	£0.46	£0.41	£0.36	£0.30	£0.28	£0.25
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.15	£0.11	£0.07	£0.04	-£0.00	-£0.02	-£0.04
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£1.02	-£1.20	-£1.39	-£1.58	-£1.77	-£1.86	-£1.96

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£7.75	-£8.62	-£9.50	-£10.38	-£11.25	-£11.69	-£12.13
2 High Density flats 5 storeys (200 units)	200	£0.50	-£0.39	-£1.22	-£2.06	-£2.89	-£3.74	-£4.16	-£4.58
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£7.21	-£8.09	-£8.97	-£9.84	-£10.72	-£11.16	-£11.60
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£0.33	-£0.08	-£0.50	-£0.92	-£1.34	-£1.55	-£1.76
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£2.79	£2.18	£1.56	£0.94	£0.32	£0.01	-£0.31
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£3.80	£3.21	£2.61	£2.01	£1.41	£1.11	£0.81
7 Low Density - 100% houses (100 units)	100	£1.00	£9.54	£8.50	£7.45	£6.41	£5.36	£4.84	£4.31
8 Low Density - 100% houses (50 units)	50	£0.50	£4.90	£4.37	£3.84	£3.31	£2.77	£2.51	£2.24
9 Low Density - 100% houses (25 units)	25	£0.25	£2.49	£2.25	£2.02	£1.77	£1.53	£1.40	£1.28
10 Medium Density - 100% flats (25 units)	25	£0.10	£0.45	£0.31	£0.17	£0.04	-£0.10	-£0.17	-£0.24

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £3,882 ps/m AH tenure 75% rent 25% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND

		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£4.66	-£5.89	-£6.84	-£7.79	-£8.74	-£9.69	-£10.16	-£10.64	
2 High Density flats 5 storeys (200 units)	200	£4.66	£1.70	£0.78	-£0.14	-£1.09	-£2.03	-£2.50	-£2.98	
3 High Density flats 6+ storeys MU (200 units)	200	£4.66	-£5.36	-£6.31	-£7.26	-£8.21	-£9.16	-£9.63	-£10.11	
4 High Density flats 5 storeys MU (200 units)	100	£4.66	£1.38	£0.92	£0.45	-£0.01	-£0.48	-£0.72	-£0.96	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£4.66	£4.18	£3.50	£2.81	£2.12	£1.42	£1.07	£0.72	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£4.66	£4.96	£4.31	£3.66	£3.00	£2.35	£2.02	£1.69	
7 Low Density - 100% houses (100 units)	100	£9.32	£11.39	£10.25	£9.11	£7.97	£6.83	£6.25	£5.68	
8 Low Density - 100% houses (50 units)	50	£4.66	£5.85	£5.27	£4.69	£4.11	£3.52	£3.23	£2.94	
9 Low Density - 100% houses (25 units)	25	£2.33	£2.97	£2.68	£2.40	£2.11	£1.81	£1.66	£1.52	
10 Medium Density - 100% flats (25 units)	25	£0.93	£0.78	£0.63	£0.48	£0.32	£0.17	£0.09	£0.01	
11 Low Density - 100% houses (10 units)	10	£0.93	£1.30	£1.17	£1.05	£0.92	£0.79	£0.73	£0.67	
12 Medium Density - 100% flats (10 units)	10	£0.47	£0.45	£0.45	£0.46	£0.47	£0.47	£0.48	£0.48	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.47	£0.61	£0.56	£0.50	£0.45	£0.39	£0.36	£0.33	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.23	£0.22	£0.18	£0.14	£0.10	£0.06	£0.04	£0.02	
15 Student housing scheme (studios) - 325 units	-	£4.66	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£4.66	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£2.79	-£0.63	-£0.83	-£1.03	-£1.24	-£1.44	-£1.54	-£1.64	

BLV: INNER OFFICES

		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£5.89	-£6.84	-£7.79	-£8.74	-£9.69	-£10.16	-£10.64	
2 High Density flats 5 storeys (200 units)	200	£6.93	£1.70	£0.78	-£0.14	-£1.09	-£2.03	-£2.50	-£2.98	
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£5.36	-£6.31	-£7.26	-£8.21	-£9.16	-£9.63	-£10.11	
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£1.38	£0.92	£0.45	-£0.01	-£0.48	-£0.72	-£0.96	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£4.18	£3.50	£2.81	£2.12	£1.42	£1.07	£0.72	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£4.96	£4.31	£3.66	£3.00	£2.35	£2.02	£1.69	
7 Low Density - 100% houses (100 units)	100	£13.85	£11.39	£10.25	£9.11	£7.97	£6.83	£6.25	£5.68	
8 Low Density - 100% houses (50 units)	50	£6.93	£5.85	£5.27	£4.69	£4.11	£3.52	£3.23	£2.94	
9 Low Density - 100% houses (25 units)	25	£3.46	£2.97	£2.68	£2.40	£2.11	£1.81	£1.66	£1.52	
10 Medium Density - 100% flats (25 units)	25	£1.39	£0.78	£0.63	£0.48	£0.32	£0.17	£0.09	£0.01	
11 Low Density - 100% houses (10 units)	10	£1.39	£1.30	£1.17	£1.05	£0.92	£0.79	£0.73	£0.67	
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.45	£0.45	£0.46	£0.47	£0.47	£0.48	£0.48	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.61	£0.56	£0.50	£0.45	£0.39	£0.36	£0.33	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.23	£0.22	£0.18	£0.14	£0.10	£0.06	£0.04	£0.02	
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	-£0.63	-£0.83	-£1.03	-£1.24	-£1.44	-£1.54	-£1.64	

BLV: INNER RETAIL

		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£5.89	-£6.84	-£7.79	-£8.74	-£9.69	-£10.16	-£10.64	
2 High Density flats 5 storeys (200 units)	200	£6.22	£1.70	£0.78	-£0.14	-£1.09	-£2.03	-£2.50	-£2.98	
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£5.36	-£6.31	-£7.26	-£8.21	-£9.16	-£9.63	-£10.11	
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£1.38	£0.92	£0.45	-£0.01	-£0.48	-£0.72	-£0.96	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£4.18	£3.50	£2.81	£2.12	£1.42	£1.07	£0.72	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£4.96	£4.31	£3.66	£3.00	£2.35	£2.02	£1.69	
7 Low Density - 100% houses (100 units)	100	£12.44	£11.39	£10.25	£9.11	£7.97	£6.83	£6.25	£5.68	
8 Low Density - 100% houses (50 units)	50	£6.22	£5.85	£5.27	£4.69	£4.11	£3.52	£3.23	£2.94	
9 Low Density - 100% houses (25 units)	25	£3.11	£2.97	£2.68	£2.40	£2.11	£1.81	£1.66	£1.52	
10 Medium Density - 100% flats (25 units)	25	£1.24	£0.78	£0.63	£0.48	£0.32	£0.17	£0.09	£0.01	
11 Low Density - 100% houses (10 units)	10	£1.24	£1.30	£1.17	£1.05	£0.92	£0.79	£0.73	£0.67	
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.45	£0.45	£0.46	£0.47	£0.47	£0.48	£0.48	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.61	£0.56	£0.50	£0.45	£0.39	£0.36	£0.33	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.22	£0.18	£0.14	£0.10	£0.06	£0.04	£0.02	
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£0.63	-£0.83	-£1.03	-£1.24	-£1.44	-£1.54	-£1.64	

BLV: INDUSTRIAL

		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£5.89	-£6.84	-£7.79	-£8.74	-£9.69	-£10.16	-£10.64	
2 High Density flats 5 storeys (200 units)	200	£2.79	£1.70	£0.78	-£0.14	-£1.09	-£2.03	-£2.50	-£2.98	
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£5.36	-£6.31	-£7.26	-£8.21	-£9.16	-£9.63	-£10.11	
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£1.38	£0.92	£0.45	-£0.01	-£0.48	-£0.72	-£0.96	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£4.18	£3.50	£2.81	£2.12	£1.42	£1.07	£0.72	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£4.96	£4.31	£3.66	£3.00	£2.35	£2.02	£1.69	
7 Low Density - 100% houses (100 units)	100	£5.58	£11.39	£10.25	£9.11	£7.97	£6.83	£6.25	£5.68	
8 Low Density - 100% houses (50 units)	50	£2.79	£5.85	£5.27	£4.69	£4.11	£3.52	£3.23	£2.94	
9 Low Density - 100% houses (25 units)	25	£1.39	£2.97	£2.68	£2.40	£2.11	£1.81	£1.66	£1.52	
10 Medium Density - 100% flats (25 units)	25	£0.56	£0.78	£0.63	£0.48	£0.32	£0.17	£0.09	£0.01	
11 Low Density - 100% houses (10 units)	10	£0.56	£1.30	£1.17	£1.05	£0.92	£0.79	£0.73	£0.67	
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.45	£0.45	£0.46	£0.47	£0.47	£0.48	£0.48	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.61	£0.56	£0.50	£0.45	£0.39	£0.36	£0.33	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.22	£0.18	£0.14	£0.10	£0.06	£0.04	£0.02	
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	-£0.63	-£0.83	-£1.03	-£1.24	-£1.44	-£1.54	-£1.64	

BLV: OUTER RETAIL

		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£5.89	-£6.84	-£7.79	-£8.74	-£9.69	-£10.16	-£10.64	
2 High Density flats 5 storeys (200 units)	200	£1.42	£1.70	£0.78	-£0.14	-£1.09	-£2.03	-£2.50	-£2.98	
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£5.36	-£6.31	-£7.26	-£8.21	-£9.16	-£9.63	-£10.11	
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£1.38	£0.92	£0.45	-£0.01	-£0.48	-£0.72	-£0.96	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£4.18	£3.50	£2.81	£2.12	£1.42	£1.07	£0.72	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£4.96	£4.31	£3.66	£3.00	£2.35	£2.02	£1.69	
7 Low Density - 100% houses (100 units)	100	£2.84	£11.39	£10.25	£9.11	£7.97	£6.83	£6.25	£5.68	
8 Low Density - 100% houses (50 units)	50	£1.42	£5.85	£5.27	£4.69	£4.11	£3.52	£3.23	£2.94	
9 Low Density - 100% houses (25 units)	25	£0.71	£2.97	£2.68	£2.40	£2.11	£1.81	£1.66	£1.52	
10 Medium Density - 100% flats (25 units)	25	£0.56	£0.78	£0.63	£0.48	£0.32	£0.17	£0.09	£0.01	
11 Low Density - 100% houses (10 units)	10	£0.28	£1.30	£1.17	£1.05	£0.92	£0.79	£0.73	£0.67	
12 Medium Density - 100% flats (10 units)	10	£0.14	£0.45	£0.45	£0.46	£0.47	£0.47	£0.48	£0.48	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.61	£0.56	£0.50	£0.45	£0.39	£0.36	£0.33	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.22	£0.18	£0.14	£0.10	£0.06	£0.04	£0.02	
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£0.63	-£0.83	-£1.03	-£1.24	-£1.44	-£1.54	-£1.64	

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£/m)								
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£5.89	-£6.84	-£7.79	-£8.74	-£9.69	-£10.16	-£10.64	
2 High Density flats 5 storeys (200 units)	200	£0.50	£1.70	£0.78	-£0.14	-£1.09	-£2.03	-£2.50	-£2.98	
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£5.36	-£6.31	-£7.26	-£8.21	-£9.16	-£9.63	-£10.11	
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£1.38	£0.92	£0.45	-£0.01	-£0.48	-£0.72	-£0.96	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£4.18	£3.50	£2.81	£2.12	£1.42	£1.07	£0.72	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£4.96	£4.31	£3.66	£3.00	£2.35	£2.02	£1.69	
7 Low Density - 100% houses (100 units)	100	£1.00	£11.39	£10.25	£9.11	£7.97	£6.83	£6.25	£5.68	
8 Low Density - 100% houses (50 units)	50	£0.50	£5.85	£5.27	£4.69	£4.11	£3.52	£3.23	£2.94	
9 Low Density - 100% houses (25 units)	25	£0.25	£2.97	£2.68	£2.40	£2.11	£1.81	£1.66	£1.52	
10 Medium Density - 100% flats (25 units)	25	£0.10	£0.78	£0.63	£0.48	£0.32	£0.17	£0.09	£0.01	
11 Low Density - 100% houses (10 units)	10	£0.10	£1.30	£1.17	£1.05	£0.92	£0.79	£0.73	£0.67	
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.45	£0.45	£0.46	£0.47	£0.47	£0.48	£0.48	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.61	£0.56	£0.50	£0.45	£0.39	£0.36	£0.33	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.22	£0.18	£0.14	£0.10	£0.06	£0.04	£0.02	
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	-£0.63	-£0.83	-£1.03	-£1.24	-£1.44	-£1.54	-£1.64	

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,096 psfm AH tenure 75% rent 25% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£4.92	£-4.04	£-5.10	£-6.15	£-7.21	£-8.26	£-8.79	£-9.32	
2 High Density flats 5 storeys (200 units)	200	£4.92	£3.79	£2.74	£1.68	£0.62	£-0.46	£-1.00	£-1.54	
3 High Density flats 6+ storeys MU (200 units)	200	£4.92	£-3.51	£-4.57	£-5.62	£-6.68	£-7.73	£-8.26	£-8.79	
4 High Density flats 5 storeys MU (200 units)	100	£4.92	£2.41	£1.89	£1.36	£0.83	£0.30	£0.03	£-0.24	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£4.92	£5.56	£4.79	£4.01	£3.23	£2.44	£2.05	£1.65	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£4.92	£6.12	£5.39	£4.66	£3.93	£3.20	£2.84	£2.47	
7 Low Density - 100% houses (100 units)	100	£9.83	£13.25	£11.99	£10.72	£9.45	£8.18	£7.54	£6.90	
8 Low Density - 100% houses (50 units)	50	£4.92	£6.80	£6.16	£5.51	£4.87	£4.22	£3.90	£3.57	
9 Low Density - 100% houses (25 units)	25	£2.46	£3.44	£3.11	£2.78	£2.44	£2.10	£1.93	£1.75	
10 Medium Density - 100% flats (25 units)	25	£0.98	£1.12	£0.95	£0.77	£0.60	£0.42	£0.33	£0.24	
11 Low Density - 100% houses (10 units)	10	£0.98	£1.50	£1.36	£1.22	£1.08	£0.94	£0.87	£0.80	
12 Medium Density - 100% flats (10 units)	10	£0.49	£0.58	£0.59	£0.60	£0.60	£0.61	£0.61	£0.62	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.49	£0.72	£0.66	£0.59	£0.53	£0.47	£0.43	£0.40	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.25	£0.29	£0.24	£0.20	£0.15	£0.11	£0.09	£0.06	
15 Student housing scheme (studios) - 325 units	-	£4.92	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£4.92	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£2.95	£-0.24	£-0.46	£-0.69	£-0.92	£-1.14	£-1.25	£-1.37	

BLV: INNER OFFICES

BLV: INNER OFFICES										
Description	No of units	BLV (£ m)								
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£4.04		-£5.10		-£6.15		-£7.21	-£8.26
2 High Density flats 5 storeys (200 units)	200	£6.93	£3.79	£2.74	£1.68	£0.62	-£0.46	-£1.00	-£1.54	
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£3.51	-£4.57	-£5.62	-£6.68	-£7.73	-£8.26	-£8.79	
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£2.41	£1.89	£1.36	£0.83	£0.30	£0.03	-£0.24	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£5.56	£4.79	£4.01	£3.23	£2.44	£2.05	£1.65	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£6.12	£5.39	£4.66	£3.93	£3.20	£2.84	£2.47	
7 Low Density - 100% houses (100 units)	100	£13.85	£13.25	£11.99	£10.72	£9.45	£8.18	£7.54	£6.90	
8 Low Density - 100% houses (50 units)	50	£6.93	£6.80	£6.16	£5.51	£4.87	£4.22	£3.90	£3.57	
9 Low Density - 100% houses (25 units)	25	£3.46	£3.44	£3.11	£2.78	£2.44	£2.10	£1.93	£1.75	
10 Medium Density - 100% flats (25 units)	25	£1.39	£1.12	£0.95	£0.77	£0.60	£0.42	£0.33	£0.24	
11 Low Density - 100% houses (10 units)	10	£1.39	£1.50	£1.36	£1.22	£1.08	£0.94	£0.87	£0.80	
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.58	£0.59	£0.60	£0.60	£0.61	£0.61	£0.62	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.72	£0.66	£0.59	£0.53	£0.47	£0.43	£0.40	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.29	£0.24	£0.20	£0.15	£0.11	£0.09	£0.06	
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	-£0.24	-£0.46	-£0.69	-£0.92	-£1.14	-£1.25	-£1.37	

BLV: INNER RETAIL

BLV: INNER RETAIL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£4.04	-£5.10	-£6.15	-£7.21	-£8.26	-£8.79	-£9.32	
2 High Density flats 5 storeys (200 units)	200	£6.22	£3.79	£2.74	£1.68	£0.62	-£0.46	-£1.00	-£1.54	
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£3.51	-£4.57	-£5.62	-£6.68	-£7.73	-£8.26	-£8.79	
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£2.41	£1.89	£1.36	£0.83	£0.30	£0.03	-£0.24	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£5.56	£4.79	£4.01	£3.23	£2.44	£2.05	£1.65	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£6.12	£5.39	£4.66	£3.93	£3.20	£2.84	£2.47	
7 Low Density - 100% houses (100 units)	100	£12.44	£13.25	£11.99	£10.72	£9.45	£8.18	£7.54	£6.90	
8 Low Density - 100% houses (50 units)	50	£6.22	£6.80	£6.16	£5.51	£4.87	£4.22	£3.90	£3.57	
9 Low Density - 100% houses (25 units)	25	£3.11	£3.44	£3.11	£2.78	£2.44	£2.10	£1.93	£1.75	
10 Medium Density - 100% flats (25 units)	25	£1.24	£1.12	£0.95	£0.77	£0.60	£0.42	£0.33	£0.24	
11 Low Density - 100% houses (10 units)	10	£1.24	£1.50	£1.36	£1.22	£1.08	£0.94	£0.87	£0.80	
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.58	£0.59	£0.60	£0.60	£0.61	£0.61	£0.62	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.72	£0.66	£0.59	£0.53	£0.47	£0.43	£0.40	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.29	£0.24	£0.20	£0.15	£0.11	£0.09	£0.06	
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£0.24	-£0.46	-£0.69	-£0.92	-£1.14	-£1.25	-£1.37	

BLV: INDUSTRIAL

BLV: INDUSTRIAL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£4.04	-£5.10	-£6.15	-£7.21	-£8.26	-£8.79	-£9.32	
2 High Density flats 5 storeys (200 units)	200	£2.79	£3.79	£2.74	£1.68	£0.62	-£0.46	-£1.00	-£1.54	
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£3.51	-£4.57	-£5.62	-£6.68	-£7.73	-£8.26	-£8.79	
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£2.41	£1.89	£1.36	£0.83	£0.30	£0.03	-£0.24	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£5.56	£4.79	£4.01	£3.23	£2.44	£2.05	£1.65	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£6.12	£5.39	£4.66	£3.93	£3.20	£2.84	£2.47	
7 Low Density - 100% houses (100 units)	100	£5.58	£13.25	£11.99	£10.72	£9.45	£8.18	£7.54	£6.90	
8 Low Density - 100% houses (50 units)	50	£2.79	£6.80	£6.16	£5.51	£4.87	£4.22	£3.90	£3.57	
9 Low Density - 100% houses (25 units)	25	£1.39	£3.44	£3.11	£2.78	£2.44	£2.10	£1.93	£1.75	
10 Medium Density - 100% flats (25 units)	25	£0.56	£1.12	£0.95	£0.77	£0.60	£0.42	£0.33	£0.24	
11 Low Density - 100% houses (10 units)	10	£0.56	£1.50	£1.36	£1.22	£1.08	£0.94	£0.87	£0.80	
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.58	£0.59	£0.60	£0.60	£0.61	£0.61	£0.62	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.72	£0.66	£0.59	£0.53	£0.47	£0.43	£0.40	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.29	£0.24	£0.20	£0.15	£0.11	£0.09	£0.06	
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	-£0.24	-£0.46	-£0.69	-£0.92	-£1.14	-£1.25	-£1.37	

BLV: OUTER RETAIL

BLV: OUTER RETAIL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£4.04	-£5.10	-£6.15	-£7.21	-£8.26	-£8.79	-£9.32	
2 High Density flats 5 storeys (200 units)	200	£1.42	£3.79	£2.74	£1.68	£0.62	-£0.46	-£1.00	-£1.54	
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£3.51	-£4.57	-£5.62	-£6.68	-£7.73	-£8.26	-£8.79	
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£2.41	£1.89	£1.36	£0.83	£0.30	£0.03	-£0.24	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£5.56	£4.79	£4.01	£3.23	£2.44	£2.05	£1.65	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£6.12	£5.39	£4.66	£3.93	£3.20	£2.84	£2.47	
7 Low Density - 100% houses (100 units)	100	£2.84	£13.25	£11.99	£10.72	£9.45	£8.18	£7.54	£6.90	
8 Low Density - 100% houses (50 units)	50	£1.42	£6.80	£6.16	£5.51	£4.87	£4.22	£3.90	£3.57	
9 Low Density - 100% houses (25 units)	25	£0.71	£3.44	£3.11	£2.78	£2.44	£2.10	£1.93	£1.75	
10 Medium Density - 100% flats (25 units)	25	£0.28	£1.12	£0.95	£0.77	£0.60	£0.42	£0.33	£0.24	
11 Low Density - 100% houses (10 units)	10	£0.28	£1.50	£1.36	£1.22	£1.08	£0.94	£0.87	£0.80	
12 Medium Density - 100% flats (10 units)	10	£0.14	£0.58	£0.59	£0.60	£0.60	£0.61	£0.61	£0.62	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.72	£0.66	£0.59	£0.53	£0.47	£0.43	£0.40	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.29	£0.24	£0.20	£0.15	£0.11	£0.09	£0.06	
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£0.24	-£0.46	-£0.69	-£0.92	-£1.14	-£1.25	-£1.37	

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£0.50	-\$4.04	-\$5.10	-\$6.15	-\$7.21	-\$8.26	-\$8.79	-\$9.32	
2 High Density flats 5 storeys (200 units)	200	£0.50	£3.79	£2.74	£1.68	£0.62	-\$0.46	-\$1.00	-\$1.54	
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-\$3.51	-\$4.57	-\$5.62	-\$6.68	-\$7.73	-\$8.26	-\$8.79	
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£2.41	£1.89	£1.36	£0.83	£0.30	£0.03	-\$0.24	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£5.56	£4.79	£4.01	£3.23	£2.44	£2.05	£1.65	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£6.12	£5.39	£4.66	£3.93	£3.20	£2.84	£2.47	
7 Low Density - 100% houses (100 units)	100	£1.00	£13.25	£11.99	£10.72	£9.45	£8.18	£7.54	£6.90	
8 Low Density - 100% houses (50 units)	50	£0.50	£6.80	£6.16	£5.51	£4.87	£4.22	£3.90	£3.57	
9 Low Density - 100% houses (25 units)	25	£0.25	£3.44	£3.11	£2.78	£2.44	£2.10	£1.93	£1.75	
10 Medium Density - 100% flats (25 units)	25	£0.10	£1.12	£0.95	£0.77	£0.60	£0.42	£0.33	£0.24	
11 Low Density - 100% houses (10 units)	10	£0.10	£1.50	£1.36	£1.22	£1.08	£0.94	£0.87	£0.80	
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.58	£0.59	£0.60	£0.60	£0.61	£0.61	£0.62	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.72	£0.66	£0.59	£0.53	£0.47	£0.43	£0.40	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.29	£0.24	£0.20	£0.15	£0.11	£0.09	£0.06	
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	-\$0.24	-\$0.46	-\$0.69	-\$0.92	-\$1.14	-\$1.25	-\$1.37	

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,311 psfm AH tenure 75% rent 25% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£5.17	-£2.19	-£3.32	-£4.46	-£5.59	-£6.72	-£7.29	-£7.86
2 High Density flats 5 storeys (200 units)	200	£5.17	£5.85	£4.70	£3.54	£2.38	£1.21	£0.62	£0.03
3 High Density flats 6+ storeys MU (200 units)	200	£5.17	-£1.66	-£2.79	-£3.92	-£5.06	-£6.19	-£6.76	-£7.33
4 High Density flats 5 storeys MU (200 units)	100	£5.17	£3.44	£2.86	£2.29	£1.71	£1.12	£0.83	£0.54
5 Medium Density - 75% flats, 25% houses (100 units)	100	£5.17	£6.94	£6.09	£5.23	£4.38	£3.52	£3.09	£2.66
6 Medium Density - 50% flats, 50% houses (75 units)	75	£5.17	£7.27	£6.48	£5.70	£4.91	£4.12	£3.72	£3.32
7 Low Density - 100% houses (100 units)	100	£10.35	£15.10	£13.73	£12.36	£10.99	£9.61	£8.92	£8.24
8 Low Density - 100% houses (50 units)	50	£5.17	£7.76	£7.06	£6.36	£5.66	£4.96	£4.61	£4.26
9 Low Density - 100% houses (25 units)	25	£2.59	£3.92	£3.54	£3.16	£2.77	£2.38	£2.19	£1.99
10 Medium Density - 100% flats (25 units)	25	£1.03	£1.46	£1.27	£1.07	£0.88	£0.68	£0.59	£0.49
11 Low Density - 100% houses (10 units)	10	£1.03	£1.71	£1.56	£1.41	£1.25	£1.10	£1.02	£0.95
12 Medium Density - 100% flats (10 units)	10	£0.52	£0.72	£0.73	£0.74	£0.74	£0.75	£0.75	£0.76
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.52	£0.83	£0.76	£0.69	£0.62	£0.55	£0.51	£0.48
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.26	£0.36	£0.31	£0.26	£0.22	£0.17	£0.14	£0.12
15 Student housing scheme (studios) - 325 units	-	£5.17	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10
16 Student housing scheme (4 bed clusters) - 200 flats	-	£5.17	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.10	£0.15	-£0.09	-£0.33	-£0.58	-£0.82	-£0.94	-£1.06

BLV: INNER OFFICES

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£2.19	-£3.32	-£4.46	-£5.59	-£6.72	-£7.29	-£7.86
2 High Density flats 5 storeys (200 units)	200	£6.93	£5.85	£4.70	£3.54	£2.38	£1.21	£0.62	£0.03
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£1.66	-£2.79	-£3.92	-£5.06	-£6.19	-£6.76	-£7.33
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£3.44	£2.86	£2.29	£1.71	£1.12	£0.83	£0.54
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£6.94	£6.09	£5.23	£4.38	£3.52	£3.09	£2.66
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£7.27	£6.48	£5.70	£4.91	£4.12	£3.72	£3.32
7 Low Density - 100% houses (100 units)	100	£13.85	£15.10	£13.73	£12.36	£10.99	£9.61	£8.92	£8.24
8 Low Density - 100% houses (50 units)	50	£6.93	£7.76	£7.06	£6.36	£5.66	£4.96	£4.61	£4.26
9 Low Density - 100% houses (25 units)	25	£3.46	£3.92	£3.54	£3.16	£2.77	£2.38	£2.19	£1.99
10 Medium Density - 100% flats (25 units)	25	£1.39	£1.46	£1.27	£1.07	£0.88	£0.68	£0.59	£0.49
11 Low Density - 100% houses (10 units)	10	£1.39	£1.71	£1.56	£1.41	£1.25	£1.10	£1.02	£0.95
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.72	£0.73	£0.74	£0.74	£0.75	£0.75	£0.76
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.83	£0.76	£0.69	£0.62	£0.55	£0.51	£0.48
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.36	£0.31	£0.26	£0.22	£0.17	£0.14	£0.12
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	£0.15	-£0.09	-£0.33	-£0.58	-£0.82	-£0.94	-£1.06

BLV: INNER RETAIL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£2.19	-£3.32	-£4.46	-£5.59	-£6.72	-£7.29	-£7.86
2 High Density flats 5 storeys (200 units)	200	£6.22	£5.85	£4.70	£3.54	£2.38	£1.21	£0.62	£0.03
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£1.66	-£2.79	-£3.92	-£5.06	-£6.19	-£6.76	-£7.33
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£3.44	£2.86	£2.29	£1.71	£1.12	£0.83	£0.54
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£6.94	£6.09	£5.23	£4.38	£3.52	£3.09	£2.66
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£7.27	£6.48	£5.70	£4.91	£4.12	£3.72	£3.32
7 Low Density - 100% houses (100 units)	100	£12.44	£15.10	£13.73	£12.36	£10.99	£9.61	£8.92	£8.24
8 Low Density - 100% houses (50 units)	50	£6.22	£7.76	£7.06	£6.36	£5.66	£4.96	£4.61	£4.26
9 Low Density - 100% houses (25 units)	25	£3.11	£3.92	£3.54	£3.16	£2.77	£2.38	£2.19	£1.99
10 Medium Density - 100% flats (25 units)	25	£1.24	£1.46	£1.27	£1.07	£0.88	£0.68	£0.59	£0.49
11 Low Density - 100% houses (10 units)	10	£1.24	£1.71	£1.56	£1.41	£1.25	£1.10	£1.02	£0.95
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.72	£0.73	£0.74	£0.74	£0.75	£0.75	£0.76
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.83	£0.76	£0.69	£0.62	£0.55	£0.51	£0.48
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.36	£0.31	£0.26	£0.22	£0.17	£0.14	£0.12
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	£0.15	-£0.09	-£0.33	-£0.58	-£0.82	-£0.94	-£1.06

BLV: INDUSTRIAL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£2.19	-£3.32	-£4.46	-£5.59	-£6.72	-£7.29	-£7.86
2 High Density flats 5 storeys (200 units)	200	£2.79	£5.85	£4.70	£3.54	£2.38	£1.21	£0.62	£0.03
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£1.66	-£2.79	-£3.92	-£5.06	-£6.19	-£6.76	-£7.33
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£3.44	£2.86	£2.29	£1.71	£1.12	£0.83	£0.54
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£6.94	£6.09	£5.23	£4.38	£3.52	£3.09	£2.66
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£7.27	£6.48	£5.70	£4.91	£4.12	£3.72	£3.32
7 Low Density - 100% houses (100 units)	100	£5.58	£15.10	£13.73	£12.36	£10.99	£9.61	£8.92	£8.24
8 Low Density - 100% houses (50 units)	50	£2.79	£7.76	£7.06	£6.36	£5.66	£4.96	£4.61	£4.26
9 Low Density - 100% houses (25 units)	25	£1.39	£3.92	£3.54	£3.16	£2.77	£2.38	£2.19	£1.99
10 Medium Density - 100% flats (25 units)	25	£0.56	£1.46	£1.27	£1.07	£0.88	£0.68	£0.59	£0.49
11 Low Density - 100% houses (10 units)	10	£0.56	£1.71	£1.56	£1.41	£1.25	£1.10	£1.02	£0.95
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.72	£0.73	£0.74	£0.74	£0.75	£0.75	£0.76
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.83	£0.76	£0.69	£0.62	£0.55	£0.51	£0.48
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.36	£0.31	£0.26	£0.22	£0.17	£0.14	£0.12
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	£0.15	-£0.09	-£0.33	-£0.58	-£0.82	-£0.94	-£1.06

BLV: OUTER RETAIL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£2.19	-£3.32	-£4.46	-£5.59	-£6.72	-£7.29	-£7.86
2 High Density flats 5 storeys (200 units)	200	£1.42	£5.85	£4.70	£3.54	£2.38	£1.21	£0.62	£0.03
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£1.66	-£2.79	-£3.92	-£5.06	-£6.19	-£6.76	-£7.33
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£3.44	£2.86	£2.29	£1.71	£1.12	£0.83	£0.54
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£6.94	£6.09	£5.23	£4.38	£3.52	£3.09	£2.66
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£7.27	£6.48	£5.70	£4.91	£4.12	£3.72	£3.32
7 Low Density - 100% houses (100 units)	100	£2.84	£15.10	£13.73	£12.36	£10.99	£9.61	£8.92	£8.24
8 Low Density - 100% houses (50 units)	50	£1.42	£7.76	£7.06	£6.36	£5.66	£4.96	£4.61	£4.26
9 Low Density - 100% houses (25 units)	25	£0.71	£3.92	£3.54	£3.16	£2.77	£2.38	£2.19	£1.99
10 Medium Density - 100% flats (25 units)	25	£0.56	£1.46	£1.27	£1.07	£0.88	£0.68	£0.59	£0.49
11 Low Density - 100% houses (10 units)	10	£0.28	£1.71	£1.56	£1.41	£1.25	£1.10	£1.02	£0.95
12 Medium Density - 100% flats (10 units)	10	£0.14	£0.72	£0.73	£0.74	£0.74	£0.75	£0.75	£0.76
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.83	£0.76	£0.69	£0.62	£0.55	£0.51	£0.48
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.36	£0.31	£0.26	£0.22	£0.17	£0.14	£0.12
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	£0.15	-£0.09	-£0.33	-£0.58	-£0.82	-£0.94	-£1.06

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£2.19	-£3.32	-£4.46	-£5.59	-£6.72	-£7.29	-£7.86
2 High Density flats 5 storeys (200 units)	200	£0.50	£5.85	£4.70	£3.54	£2.38	£1.21	£0.62	£0.03
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£1.66	-£2.79	-£3.92	-£5.06	-£6.19	-£6.76	-£7.33
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£3.44	£2.86	£2.29	£1.71	£1.12	£0.83	£0.54
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£6.94	£6.09	£5.23	£4.38	£3.52	£3.09	£2.66
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£7.27	£6.48	£5.70	£4.91	£4.12	£3.72	£3.32
7 Low Density - 100% houses (100 units)	100	£1.00	£15.10	£13.73	£12.36	£10.99	£9.61	£8.92	£8.24
8 Low Density - 100% houses (50 units)	50	£0.50	£7.76	£7.06	£6.36	£5.66	£4.96	£4.61	£4.26
9 Low Density - 100% houses (25 units)	25	£0.25	£3.92	£3.54	£3.16	£2.77	£2.38	£2.19	£1.99
10 Medium Density - 100% flats (25 units)	25	£0.10	£1.46	£1.27	£1.07	£0.88	£0.68	£0.59	£0.49
11 Low Density - 100% houses (10 units)	10	£0.10	£1.71	£1.56	£1.41	£1.25	£1.10	£1.02	£0.95
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.72	£0.73	£0.74	£0.74	£0.75	£0.75	£0.76
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.83	£0.76	£0.69	£0.62	£0.55	£0.51	£0.48
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.36	£0.31	£0.26	£0.22	£0.17	£0.14	£0.12
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.39	£10.73	£8.07	£5.42	£2.76	£1.43	£0.10
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£32.96	£26.42	£19.88	£13.33	£6.79	£3.52	£0.25
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	£0.15	-£0.09	-£0.33	-£0.58	-£0.82	-£0.94	-£1.06

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,525 psm AH tenure 75% rent 25% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£5.43	-£0.77	-£1.78	-£2.78	-£3.79	-£4.80	-£5.30	-£5.81	
2 High Density flats 5 storeys (200 units)	200	£5.43	£7.45	£6.39	£5.33	£4.27	£3.19	£2.66	£2.12	
3 High Density flats 6+ storeys MU (200 units)	200	£5.43	-£0.24	-£1.25	-£2.25	-£3.26	-£4.27	-£4.77	-£5.28	
4 High Density flats 5 storeys MU (200 units)	100	£5.43	£4.24	£3.71	£3.18	£2.65	£2.11	£1.85	£1.58	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£5.43	£8.04	£7.24	£6.44	£5.63	£4.82	£4.41	£4.00	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£5.43	£8.21	£7.47	£6.73	£5.98	£5.24	£4.86	£4.49	
7 Low Density - 100% houses (100 units)	100	£10.86	£16.64	£15.33	£14.01	£12.69	£11.37	£10.71	£10.04	
8 Low Density - 100% houses (50 units)	50	£5.43	£8.55	£7.88	£7.21	£6.54	£5.87	£5.53	£5.19	
9 Low Density - 100% houses (25 units)	25	£2.71	£4.32	£3.90	£3.49	£3.07	£2.64	£2.43	£2.21	
10 Medium Density - 100% flats (25 units)	25	£1.09	£1.73	£1.55	£1.37	£1.19	£1.00	£0.91	£0.82	
11 Low Density - 100% houses (10 units)	10	£1.09	£1.88	£1.74	£1.59	£1.44	£1.29	£1.22	£1.14	
12 Medium Density - 100% flats (10 units)	10	£0.54	£0.83	£0.84	£0.85	£0.86	£0.87	£0.88	£0.88	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.54	£0.92	£0.85	£0.79	£0.72	£0.65	£0.62	£0.58	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.27	£0.42	£0.37	£0.33	£0.28	£0.24	£0.22	£0.20	
15 Student housing scheme (studios) - 325 units	-	£5.43	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£5.43	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.26	£0.44	£0.22	£0.01	-£0.20	-£0.42	-£0.53	-£0.63	

BLV: INNER OFFICES

BLV: INNER OFFICES										
Description	No of units	BLV (£ m)								
1 High Density flats 6+ storeys (200 units)	200	£6.93	£-0.77	£-1.78	£-2.78	£-3.79	£-4.80	£-5.30	£-5.81	
2 High Density flats 5 storeys (200 units)	200	£6.93	£7.45	£6.39	£5.33	£4.27	£3.19	£2.66	£2.12	
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	£-0.24	£-1.25	£-2.25	£-3.26	£-4.27	£-4.77	£-5.28	
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£4.24	£3.71	£3.18	£2.65	£2.11	£1.85	£1.58	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£8.04	£7.24	£6.44	£5.63	£4.82	£4.41	£4.00	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£8.21	£7.47	£6.73	£5.98	£5.24	£4.86	£4.49	
7 Low Density - 100% houses (100 units)	100	£13.85	£16.64	£15.33	£14.01	£12.69	£11.37	£10.71	£10.04	
8 Low Density - 100% houses (50 units)	50	£6.93	£8.55	£7.88	£7.21	£6.54	£5.87	£5.53	£5.19	
9 Low Density - 100% houses (25 units)	25	£3.46	£4.32	£3.90	£3.49	£3.07	£2.64	£2.43	£2.21	
10 Medium Density - 100% flats (25 units)	25	£1.39	£1.73	£1.55	£1.37	£1.19	£1.00	£0.91	£0.82	
11 Low Density - 100% houses (10 units)	10	£1.39	£1.88	£1.74	£1.59	£1.44	£1.29	£1.22	£1.14	
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.83	£0.84	£0.85	£0.86	£0.87	£0.88	£0.88	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.92	£0.85	£0.79	£0.72	£0.65	£0.62	£0.58	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.42	£0.37	£0.33	£0.28	£0.24	£0.22	£0.20	
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	£0.44	£0.22	£0.01	£-0.20	£-0.42	£-0.53	£-0.63	

BLV: INNER RETAIL

BLV: INNER RETAIL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£0.77	-£1.78	-£2.78	-£3.79	-£4.80	-£5.30	-£5.81	
2 High Density flats 5 storeys (200 units)	200	£6.22	£7.45	£6.39	£5.33	£4.27	£3.19	£2.66	£2.12	
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£0.24	-£1.25	-£2.25	-£3.26	-£4.27	-£4.77	-£5.28	
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£4.24	£3.71	£3.18	£2.65	£2.11	£1.85	£1.58	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£8.04	£7.24	£6.44	£5.63	£4.82	£4.41	£4.00	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£8.21	£7.47	£6.73	£5.98	£5.24	£4.86	£4.49	
7 Low Density - 100% houses (100 units)	100	£12.44	£16.64	£15.33	£14.01	£12.69	£11.37	£10.71	£10.04	
8 Low Density - 100% houses (50 units)	50	£6.22	£8.55	£7.88	£7.21	£6.54	£5.87	£5.53	£5.19	
9 Low Density - 100% houses (25 units)	25	£3.11	£4.32	£3.90	£3.49	£3.07	£2.64	£2.43	£2.21	
10 Medium Density - 100% flats (25 units)	25	£1.24	£1.73	£1.55	£1.37	£1.19	£1.00	£0.91	£0.82	
11 Low Density - 100% houses (10 units)	10	£1.24	£1.88	£1.74	£1.59	£1.44	£1.29	£1.22	£1.14	
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.83	£0.84	£0.85	£0.86	£0.87	£0.88	£0.88	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.92	£0.85	£0.79	£0.72	£0.65	£0.62	£0.58	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.42	£0.37	£0.33	£0.28	£0.24	£0.22	£0.20	
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	£0.44	£0.22	£0.01	-£0.20	-£0.42	-£0.53	-£0.63	

BLV: INDUSTRIAL

BLV: INDUSTRIAL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£0.77	-£1.78	-£2.78	-£3.79	-£4.80	-£5.30	-£5.81	
2 High Density flats 5 storeys (200 units)	200	£2.79	£7.45	£6.39	£5.33	£4.27	£3.19	£2.66	£2.12	
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£0.24	-£1.25	-£2.25	-£3.26	-£4.27	-£4.77	-£5.28	
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£4.24	£3.71	£3.18	£2.65	£2.11	£1.85	£1.58	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£8.04	£7.24	£6.44	£5.63	£4.82	£4.41	£4.00	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£8.21	£7.47	£6.73	£5.98	£5.24	£4.86	£4.49	
7 Low Density - 100% houses (100 units)	100	£5.58	£16.64	£15.33	£14.01	£12.69	£11.37	£10.71	£10.04	
8 Low Density - 100% houses (50 units)	50	£2.79	£8.55	£7.88	£7.21	£6.54	£5.87	£5.53	£5.19	
9 Low Density - 100% houses (25 units)	25	£1.39	£4.32	£3.90	£3.49	£3.07	£2.64	£2.43	£2.21	
10 Medium Density - 100% flats (25 units)	25	£0.56	£1.73	£1.55	£1.37	£1.19	£1.00	£0.91	£0.82	
11 Low Density - 100% houses (10 units)	10	£0.56	£1.88	£1.74	£1.59	£1.44	£1.29	£1.22	£1.14	
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.83	£0.84	£0.85	£0.86	£0.87	£0.88	£0.88	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.92	£0.85	£0.79	£0.72	£0.65	£0.62	£0.58	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.42	£0.37	£0.33	£0.28	£0.24	£0.22	£0.20	
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	£0.44	£0.22	£0.01	-£0.20	-£0.42	-£0.53	-£0.63	

BLV: OUTER RETAIL

BLV: OUTER RETAIL		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£0.77	-£1.78	-£2.78	-£3.79	-£4.80	-£5.30	-£5.81	
2 High Density flats 5 storeys (200 units)	200	£1.42	£7.45	£6.39	£5.33	£4.27	£3.19	£2.66	£2.12	
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£0.24	-£1.25	-£2.25	-£3.26	-£4.27	-£4.77	-£5.28	
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£4.24	£3.71	£3.18	£2.65	£2.11	£1.85	£1.58	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£8.04	£7.24	£6.44	£5.63	£4.82	£4.41	£4.00	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£8.21	£7.47	£6.73	£5.98	£5.24	£4.86	£4.49	
7 Low Density - 100% houses (100 units)	100	£2.84	£16.64	£15.33	£14.01	£12.69	£11.37	£10.71	£10.04	
8 Low Density - 100% houses (50 units)	50	£1.42	£8.55	£7.88	£7.21	£6.54	£5.87	£5.53	£5.19	
9 Low Density - 100% houses (25 units)	25	£0.71	£4.32	£3.90	£3.49	£3.07	£2.64	£2.43	£2.21	
10 Medium Density - 100% flats (25 units)	25	£0.28	£1.73	£1.55	£1.37	£1.19	£1.00	£0.91	£0.82	
11 Low Density - 100% houses (10 units)	10	£0.28	£1.88	£1.74	£1.59	£1.44	£1.29	£1.22	£1.14	
12 Medium Density - 100% flats (10 units)	10	£0.14	£0.83	£0.84	£0.85	£0.86	£0.87	£0.88	£0.88	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.92	£0.85	£0.79	£0.72	£0.65	£0.62	£0.58	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.42	£0.37	£0.33	£0.28	£0.24	£0.22	£0.20	
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	£0.44	£0.22	£0.01	-£0.20	-£0.42	-£0.53	-£0.63	

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£0.77	-£1.78	-£2.78	-£3.79	-£4.80	-£5.30	-£5.81	
2 High Density flats 5 storeys (200 units)	200	£0.50	£7.45	£6.39	£5.33	£4.27	£3.19	£2.66	£2.12	
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£0.24	-£1.25	-£2.25	-£3.26	-£4.27	-£4.77	-£5.28	
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£4.24	£3.71	£3.18	£2.65	£2.11	£1.85	£1.58	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£8.04	£7.24	£6.44	£5.63	£4.82	£4.41	£4.00	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£8.21	£7.47	£6.73	£5.98	£5.24	£4.86	£4.49	
7 Low Density - 100% houses (100 units)	100	£1.00	£16.64	£15.33	£14.01	£12.69	£11.37	£10.71	£10.04	
8 Low Density - 100% houses (50 units)	50	£0.50	£8.55	£7.88	£7.21	£6.54	£5.87	£5.53	£5.19	
9 Low Density - 100% houses (25 units)	25	£0.25	£4.32	£3.90	£3.49	£3.07	£2.64	£2.43	£2.21	
10 Medium Density - 100% flats (25 units)	25	£0.10	£1.73	£1.55	£1.37	£1.19	£1.00	£0.91	£0.82	
11 Low Density - 100% houses (10 units)	10	£0.10	£1.88	£1.74	£1.59	£1.44	£1.29	£1.22	£1.14	
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.83	£0.84	£0.85	£0.86	£0.87	£0.88	£0.88	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.92	£0.85	£0.79	£0.72	£0.65	£0.62	£0.58	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.42	£0.37	£0.33	£0.28	£0.24	£0.22	£0.20	
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£32.33	£25.79	£19.25	£12.71	£8.16	£2.89	-£0.38	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	£0.44	£0.22	£0.01	-£0.20	-£0.42	-£0.53	-£0.63	

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,739 psfm AH tenure 75% rent 25% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£5.69	£1.07	£0.05	-£0.97	-£2.00	-£3.03	-£3.54	-£4.05
2 High Density flats 5 storeys (200 units)	200	£5.69	£9.51	£8.40	£7.29	£6.17	£5.05	£4.49	£3.93
3 High Density flats 6+ storeys MU (200 units)	200	£5.69	£1.59	£0.58	-£0.44	-£1.47	-£2.49	-£3.01	-£3.52
4 High Density flats 5 storeys MU (200 units)	100	£5.69	£5.27	£4.72	£4.16	£3.60	£3.04	£2.76	£2.48
5 Medium Density - 75% flats, 25% houses (100 units)	100	£5.69	£9.41	£8.57	£7.73	£6.88	£6.03	£5.60	£5.17
6 Medium Density - 50% flats, 50% houses (75 units)	75	£5.69	£9.37	£8.60	£7.82	£7.05	£6.27	£5.88	£5.49
7 Low Density - 100% houses (100 units)	100	£11.37	£18.49	£17.12	£15.74	£14.37	£12.98	£12.29	£11.60
8 Low Density - 100% houses (50 units)	50	£5.69	£9.50	£8.81	£8.11	£7.40	£6.70	£6.35	£5.99
9 Low Density - 100% houses (25 units)	25	£2.84	£4.79	£4.33	£3.87	£3.40	£2.93	£2.69	£2.45
10 Medium Density - 100% flats (25 units)	25	£1.14	£2.07	£1.88	£1.69	£1.50	£1.30	£1.21	£1.11
11 Low Density - 100% houses (10 units)	10	£1.14	£2.09	£1.94	£1.78	£1.63	£1.47	£1.39	£1.31
12 Medium Density - 100% flats (10 units)	10	£0.57	£0.97	£0.98	£0.99	£1.00	£1.01	£1.01	£1.02
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.57	£1.03	£0.96	£0.89	£0.81	£0.74	£0.71	£0.67
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.28	£0.49	£0.44	£0.40	£0.35	£0.31	£0.28	£0.26
15 Student housing scheme (studios) - 325 units	-	£5.69	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16
16 Student housing scheme (4 bed clusters) - 200 flats	-	£5.69	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.41	£0.81	£0.60	£0.38	£0.17	-£0.05	-£0.16	-£0.27

BLV: INNER OFFICES

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.93	£1.07	£0.05	-£0.97	-£2.00	-£3.03	-£3.54	-£4.05
2 High Density flats 5 storeys (200 units)	200	£6.93	£9.51	£8.40	£7.29	£6.17	£5.05	£4.49	£3.93
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	£1.59	£0.58	-£0.44	-£1.47	-£2.49	-£3.01	-£3.52
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£5.27	£4.72	£4.16	£3.60	£3.04	£2.76	£2.48
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£9.41	£8.57	£7.73	£6.88	£6.03	£5.60	£5.17
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£9.37	£8.60	£7.82	£7.05	£6.27	£5.88	£5.49
7 Low Density - 100% houses (100 units)	100	£13.85	£18.49	£17.12	£15.74	£14.37	£12.98	£12.29	£11.60
8 Low Density - 100% houses (50 units)	50	£6.93	£9.50	£8.81	£8.11	£7.40	£6.70	£6.35	£5.99
9 Low Density - 100% houses (25 units)	25	£3.46	£4.79	£4.33	£3.87	£3.40	£2.93	£2.69	£2.45
10 Medium Density - 100% flats (25 units)	25	£1.39	£2.07	£1.88	£1.69	£1.50	£1.30	£1.21	£1.11
11 Low Density - 100% houses (10 units)	10	£1.39	£2.09	£1.94	£1.78	£1.63	£1.47	£1.39	£1.31
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.97	£0.98	£0.99	£1.00	£1.01	£1.01	£1.02
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£1.03	£0.96	£0.89	£0.81	£0.74	£0.71	£0.67
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.49	£0.44	£0.40	£0.35	£0.31	£0.28	£0.26
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	£0.81	£0.60	£0.38	£0.17	-£0.05	-£0.16	-£0.27

BLV: INNER RETAIL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	£1.07	£0.05	-£0.97	-£2.00	-£3.03	-£3.54	-£4.05
2 High Density flats 5 storeys (200 units)	200	£6.22	£9.51	£8.40	£7.29	£6.17	£5.05	£4.49	£3.93
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	£1.59	£0.58	-£0.44	-£1.47	-£2.49	-£3.01	-£3.52
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£5.27	£4.72	£4.16	£3.60	£3.04	£2.76	£2.48
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£9.41	£8.57	£7.73	£6.88	£6.03	£5.60	£5.17
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£9.37	£8.60	£7.82	£7.05	£6.27	£5.88	£5.49
7 Low Density - 100% houses (100 units)	100	£12.44	£18.49	£17.12	£15.74	£14.37	£12.98	£12.29	£11.60
8 Low Density - 100% houses (50 units)	50	£6.22	£9.50	£8.81	£8.11	£7.40	£6.70	£6.35	£5.99
9 Low Density - 100% houses (25 units)	25	£3.11	£4.79	£4.33	£3.87	£3.40	£2.93	£2.69	£2.45
10 Medium Density - 100% flats (25 units)	25	£1.24	£2.07	£1.88	£1.69	£1.50	£1.30	£1.21	£1.11
11 Low Density - 100% houses (10 units)	10	£1.24	£2.09	£1.94	£1.78	£1.63	£1.47	£1.39	£1.31
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.97	£0.98	£0.99	£1.00	£1.01	£1.01	£1.02
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£1.03	£0.96	£0.89	£0.81	£0.74	£0.71	£0.67
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.49	£0.44	£0.40	£0.35	£0.31	£0.28	£0.26
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	£0.81	£0.60	£0.38	£0.17	-£0.05	-£0.16	-£0.27

BLV: INDUSTRIAL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	£1.07	£0.05	-£0.97	-£2.00	-£3.03	-£3.54	-£4.05
2 High Density flats 5 storeys (200 units)	200	£2.79	£9.51	£8.40	£7.29	£6.17	£5.05	£4.49	£3.93
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	£1.59	£0.58	-£0.44	-£1.47	-£2.49	-£3.01	-£3.52
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£5.27	£4.72	£4.16	£3.60	£3.04	£2.76	£2.48
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£9.41	£8.57	£7.73	£6.88	£6.03	£5.60	£5.17
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£9.37	£8.60	£7.82	£7.05	£6.27	£5.88	£5.49
7 Low Density - 100% houses (100 units)	100	£5.58	£18.49	£17.12	£15.74	£14.37	£12.98	£12.29	£11.60
8 Low Density - 100% houses (50 units)	50	£2.79	£9.50	£8.81	£8.11	£7.40	£6.70	£6.35	£5.99
9 Low Density - 100% houses (25 units)	25	£1.39	£4.79	£4.33	£3.87	£3.40	£2.93	£2.69	£2.45
10 Medium Density - 100% flats (25 units)	25	£0.56	£2.07	£1.88	£1.69	£1.50	£1.30	£1.21	£1.11
11 Low Density - 100% houses (10 units)	10	£0.56	£2.09	£1.94	£1.78	£1.63	£1.47	£1.39	£1.31
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.97	£0.98	£0.99	£1.00	£1.01	£1.01	£1.02
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£1.03	£0.96	£0.89	£0.81	£0.74	£0.71	£0.67
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.49	£0.44	£0.40	£0.35	£0.31	£0.28	£0.26
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	£0.81	£0.60	£0.38	£0.17	-£0.05	-£0.16	-£0.27

BLV: OUTER RETAIL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£1.42	£1.07	£0.05	-£0.97	-£2.00	-£3.03	-£3.54	-£4.05
2 High Density flats 5 storeys (200 units)	200	£1.42	£9.51	£8.40	£7.29	£6.17	£5.05	£4.49	£3.93
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	£1.59	£0.58	-£0.44	-£1.47	-£2.49	-£3.01	-£3.52
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£5.27	£4.72	£4.16	£3.60	£3.04	£2.76	£2.48
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£9.41	£8.57	£7.73	£6.88	£6.03	£5.60	£5.17
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£9.37	£8.60	£7.82	£7.05	£6.27	£5.88	£5.49
7 Low Density - 100% houses (100 units)	100	£2.84	£18.49	£17.12	£15.74	£14.37	£12.98	£12.29	£11.60
8 Low Density - 100% houses (50 units)	50	£1.42	£9.50	£8.81	£8.11	£7.40	£6.70	£6.35	£5.99
9 Low Density - 100% houses (25 units)	25	£0.71	£4.79	£4.33	£3.87	£3.40	£2.93	£2.69	£2.45
10 Medium Density - 100% flats (25 units)	25	£0.28	£2.07	£1.88	£1.69	£1.50	£1.30	£1.21	£1.11
11 Low Density - 100% houses (10 units)	10	£0.28	£2.09	£1.94	£1.78	£1.63	£1.47	£1.39	£1.31
12 Medium Density - 100% flats (10 units)	10	£0.14	£0.97	£0.98	£0.99	£1.00	£1.01	£1.01	£1.02
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£1.03	£0.96	£0.89	£0.81	£0.74	£0.71	£0.67
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.49	£0.44	£0.40	£0.35	£0.31	£0.28	£0.26
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	£0.81	£0.60	£0.38	£0.17	-£0.05	-£0.16	-£0.27

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	£1.07	£0.05	-£0.97	-£2.00	-£3.03	-£3.54	-£4.05
2 High Density flats 5 storeys (200 units)	200	£0.50	£9.51	£8.40	£7.29	£6.17	£5.05	£4.49	£3.93
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	£1.59	£0.58	-£0.44	-£1.47	-£2.49	-£3.01	-£3.52
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£5.27	£4.72	£4.16	£3.60	£3.04	£2.76	£2.48
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£9.41	£8.57	£7.73	£6.88	£6.03	£5.60	£5.17
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£9.37	£8.60	£7.82	£7.05	£6.27	£5.88	£5.49
7 Low Density - 100% houses (100 units)	100	£1.00	£18.49	£17.12	£15.74	£14.37	£12.98	£12.29	£11.60
8 Low Density - 100% houses (50 units)	50	£0.50	£9.50	£8.81	£8.11	£7.40	£6.70	£6.35	£5.99
9 Low Density - 100% houses (25 units)	25	£0.25	£4.79	£4.33	£3.87	£3.40	£2.93	£2.69	£2.45
10 Medium Density - 100% flats (25 units)	25	£0.10	£2.07	£1.88	£1.69	£1.50	£1.30	£1.21	£1.1

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,954 psm AH tenure 75% rent 25% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£5.94	£2.89	£1.86	£0.83	-£0.21	-£1.25	-£1.78	-£2.30
2 High Density flats 5 storeys (200 units)	200	£5.94	£11.57	£10.41	£9.25	£8.08	£6.91	£6.32	£5.73
3 High Density flats 6+ storeys MU (200 units)	200	£5.94	£3.42	£2.39	£1.35	£0.32	-£0.72	-£1.25	-£1.77
4 High Density flats 5 storeys MU (200 units)	100	£5.94	£6.30	£5.72	£5.14	£4.56	£3.97	£3.68	£3.38
5 Medium Density - 75% flats, 25% houses (100 units)	100	£5.94	£10.79	£9.91	£9.02	£8.13	£7.24	£6.79	£6.34
6 Medium Density - 50% flats, 50% houses (75 units)	75	£5.94	£10.52	£9.72	£8.92	£8.11	£7.30	£6.90	£6.50
7 Low Density - 100% houses (100 units)	100	£11.89	£20.34	£18.91	£17.47	£16.04	£14.60	£13.87	£13.15
8 Low Density - 100% houses (50 units)	50	£5.94	£10.46	£9.73	£9.00	£8.27	£7.53	£7.16	£6.80
9 Low Density - 100% houses (25 units)	25	£2.97	£5.27	£4.76	£4.25	£3.73	£3.21	£2.95	£2.69
10 Medium Density - 100% flats (25 units)	25	£1.19	£2.41	£2.21	£2.01	£1.81	£1.60	£1.50	£1.40
11 Low Density - 100% houses (10 units)	10	£1.19	£2.30	£2.14	£1.97	£1.81	£1.65	£1.56	£1.48
12 Medium Density - 100% flats (10 units)	10	£0.59	£1.11	£1.12	£1.13	£1.14	£1.15	£1.15	£1.16
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.59	£1.14	£1.06	£0.99	£0.91	£0.84	£0.80	£0.76
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.30	£0.56	£0.51	£0.46	£0.42	£0.37	£0.35	£0.33
15 Student housing scheme (studios) - 325 units	-	£5.94	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16
16 Student housing scheme (4 bed clusters) - 200 flats	-	£5.94	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.57	£1.19	£0.97	£0.75	£0.53	£0.32	£0.21	£0.10

BLV: INNER OFFICES

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.93	£2.89	£1.86	£0.83	-£0.21	-£1.25	-£1.78	-£2.30
2 High Density flats 5 storeys (200 units)	200	£6.93	£11.57	£10.41	£9.25	£8.08	£6.91	£6.32	£5.73
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	£3.42	£2.39	£1.35	£0.32	-£0.72	-£1.25	-£1.77
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£6.30	£5.72	£5.14	£4.56	£3.97	£3.68	£3.38
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£10.79	£9.91	£9.02	£8.13	£7.24	£6.79	£6.34
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£10.52	£9.72	£8.92	£8.11	£7.30	£6.90	£6.50
7 Low Density - 100% houses (100 units)	100	£13.85	£20.34	£18.91	£17.47	£16.04	£14.60	£13.87	£13.15
8 Low Density - 100% houses (50 units)	50	£6.93	£10.46	£9.73	£9.00	£8.27	£7.53	£7.16	£6.80
9 Low Density - 100% houses (25 units)	25	£3.46	£5.27	£4.76	£4.25	£3.73	£3.21	£2.95	£2.69
10 Medium Density - 100% flats (25 units)	25	£1.39	£2.41	£2.21	£2.01	£1.81	£1.60	£1.50	£1.40
11 Low Density - 100% houses (10 units)	10	£1.39	£2.30	£2.14	£1.97	£1.81	£1.65	£1.56	£1.48
12 Medium Density - 100% flats (10 units)	10	£0.69	£1.11	£1.12	£1.13	£1.14	£1.15	£1.15	£1.16
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£1.14	£1.06	£0.99	£0.91	£0.84	£0.80	£0.76
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.56	£0.51	£0.46	£0.42	£0.37	£0.35	£0.33
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	£1.19	£0.97	£0.75	£0.53	£0.32	£0.21	£0.10

BLV: INNER RETAIL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	£2.89	£1.86	£0.83	-£0.21	-£1.25	-£1.78	-£2.30
2 High Density flats 5 storeys (200 units)	200	£6.22	£11.57	£10.41	£9.25	£8.08	£6.91	£6.32	£5.73
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	£3.42	£2.39	£1.35	£0.32	-£0.72	-£1.25	-£1.77
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£6.30	£5.72	£5.14	£4.56	£3.97	£3.68	£3.38
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£10.79	£9.91	£9.02	£8.13	£7.24	£6.79	£6.34
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£10.52	£9.72	£8.92	£8.11	£7.30	£6.90	£6.50
7 Low Density - 100% houses (100 units)	100	£12.44	£20.34	£18.91	£17.47	£16.04	£14.60	£13.87	£13.15
8 Low Density - 100% houses (50 units)	50	£6.22	£10.46	£9.73	£9.00	£8.27	£7.53	£7.16	£6.80
9 Low Density - 100% houses (25 units)	25	£3.11	£5.27	£4.76	£4.25	£3.73	£3.21	£2.95	£2.69
10 Medium Density - 100% flats (25 units)	25	£1.24	£2.41	£2.21	£2.01	£1.81	£1.60	£1.50	£1.40
11 Low Density - 100% houses (10 units)	10	£1.24	£2.30	£2.14	£1.97	£1.81	£1.65	£1.56	£1.48
12 Medium Density - 100% flats (10 units)	10	£0.62	£1.11	£1.12	£1.13	£1.14	£1.15	£1.15	£1.16
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£1.14	£1.06	£0.99	£0.91	£0.84	£0.80	£0.76
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.56	£0.51	£0.46	£0.42	£0.37	£0.35	£0.33
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	£1.19	£0.97	£0.75	£0.53	£0.32	£0.21	£0.10

BLV: INDUSTRIAL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	£2.89	£1.86	£0.83	-£0.21	-£1.25	-£1.78	-£2.30
2 High Density flats 5 storeys (200 units)	200	£2.79	£11.57	£10.41	£9.25	£8.08	£6.91	£6.32	£5.73
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	£3.42	£2.39	£1.35	£0.32	-£0.72	-£1.25	-£1.77
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£6.30	£5.72	£5.14	£4.56	£3.97	£3.68	£3.38
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£10.79	£9.91	£9.02	£8.13	£7.24	£6.79	£6.34
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£10.52	£9.72	£8.92	£8.11	£7.30	£6.90	£6.50
7 Low Density - 100% houses (100 units)	100	£5.58	£20.34	£18.91	£17.47	£16.04	£14.60	£13.87	£13.15
8 Low Density - 100% houses (50 units)	50	£2.79	£10.46	£9.73	£9.00	£8.27	£7.53	£7.16	£6.80
9 Low Density - 100% houses (25 units)	25	£1.39	£5.27	£4.76	£4.25	£3.73	£3.21	£2.95	£2.69
10 Medium Density - 100% flats (25 units)	25	£0.56	£2.41	£2.21	£2.01	£1.81	£1.60	£1.50	£1.40
11 Low Density - 100% houses (10 units)	10	£0.56	£2.30	£2.14	£1.97	£1.81	£1.65	£1.56	£1.48
12 Medium Density - 100% flats (10 units)	10	£0.28	£1.11	£1.12	£1.13	£1.14	£1.15	£1.15	£1.16
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£1.14	£1.06	£0.99	£0.91	£0.84	£0.80	£0.76
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.56	£0.51	£0.46	£0.42	£0.37	£0.35	£0.33
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	£1.19	£0.97	£0.75	£0.53	£0.32	£0.21	£0.10

BLV: OUTER RETAIL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£1.42	£2.89	£1.86	£0.83	-£0.21	-£1.25	-£1.78	-£2.30
2 High Density flats 5 storeys (200 units)	200	£1.42	£11.57	£10.41	£9.25	£8.08	£6.91	£6.32	£5.73
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	£3.42	£2.39	£1.35	£0.32	-£0.72	-£1.25	-£1.77
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£6.30	£5.72	£5.14	£4.56	£3.97	£3.68	£3.38
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£10.79	£9.91	£9.02	£8.13	£7.24	£6.79	£6.34
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£10.52	£9.72	£8.92	£8.11	£7.30	£6.90	£6.50
7 Low Density - 100% houses (100 units)	100	£2.84	£20.34	£18.91	£17.47	£16.04	£14.60	£13.87	£13.15
8 Low Density - 100% houses (50 units)	50	£1.42	£10.46	£9.73	£9.00	£8.27	£7.53	£7.16	£6.80
9 Low Density - 100% houses (25 units)	25	£0.71	£5.27	£4.76	£4.25	£3.73	£3.21	£2.95	£2.69
10 Medium Density - 100% flats (25 units)	25	£0.28	£2.41	£2.21	£2.01	£1.81	£1.60	£1.50	£1.40
11 Low Density - 100% houses (10 units)	10	£0.28	£2.30	£2.14	£1.97	£1.81	£1.65	£1.56	£1.48
12 Medium Density - 100% flats (10 units)	10	£0.14	£1.11	£1.12	£1.13	£1.14	£1.15	£1.15	£1.16
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£1.14	£1.06	£0.99	£0.91	£0.84	£0.80	£0.76
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.56	£0.51	£0.46	£0.42	£0.37	£0.35	£0.33
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	£1.19	£0.97	£0.75	£0.53	£0.32	£0.21	£0.10

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	£2.89	£1.86	£0.83	-£0.21	-£1.25	-£1.78	-£2.30
2 High Density flats 5 storeys (200 units)	200	£0.50	£11.57	£10.41	£9.25	£8.08	£6.91	£6.32	£5.73
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	£3.42	£2.39	£1.35	£0.32	-£0.72	-£1.25	-£1.77
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£6.30	£5.72	£5.14	£4.56	£3.97	£3.68	£3.38
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£10.79	£9.91	£9.02	£8.13	£7.24	£6.79	£6.34
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£10.52	£9.72	£8.92	£8.11	£7.30	£6.90	£6.50
7 Low Density - 100% houses (100 units)	100	£1.00	£20.34	£18.91	£17.47	£16.04	£14.60	£13.87	£13.15
8 Low Density - 100% houses (50 units)	50	£0.50	£10.46	£9.73	£9.00	£8.27	£7.53	£7.16	£6.80
9 Low Density - 100% houses (25 units)	25	£0.25	£5.27	£4.76	£4.25	£3.73	£3.21	£2.95	£2.69
10 Medium Density - 100% flats (25 units)	25	£0.10	£2.41	£2.21	£2.01	£1.81	£1.60	£1.50	£1.40
11 Low Density - 100% houses (10 units)	10	£0.10	£2.30	£2.14	£1.97	£1.81	£1.65	£1.56	£1.48
12 Medium Density - 100% flats (10 units)	10	£0.05	£1.11	£1.12	£1.13	£1.14	£1.15	£1.15	£1.16
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£1.14	£1.06	£0.99	£0.91	£0.84	£0.80	£0.76
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.56	£0.51	£0.46	£0.42	£0.37	£0.35	£0.33
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	£1.19	£0.97	£0.75	£0.53	£0.32	£0.21	£0.10

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £5,168 ps/m AH tenure 75% rent 25% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND

		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.20	£4.71	£3.66	£2.62	£1.56	£0.51	-£0.02	-£0.55
2 High Density flats 5 storeys (200 units)	200	£6.20	£13.63	£12.42	£11.21	£9.99	£8.77	£8.15	£7.54
3 High Density flats 6+ storeys MU (200 units)	200	£6.20	£5.22	£4.18	£3.13	£2.09	£1.04	£0.51	-£0.02
4 High Density flats 5 storeys MU (200 units)	100	£6.20	£7.33	£6.73	£6.12	£5.51	£4.90	£4.59	£4.29
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.20	£12.17	£11.24	£10.31	£9.38	£8.45	£7.98	£7.51
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.20	£11.68	£10.85	£10.01	£9.18	£8.34	£7.92	£7.49
7 Low Density - 100% houses (100 units)	100	£12.40	£22.19	£20.70	£19.20	£17.71	£16.21	£15.46	£14.71
8 Low Density - 100% houses (50 units)	50	£6.20	£11.41	£10.65	£9.89	£9.13	£8.36	£7.98	£7.60
9 Low Density - 100% houses (25 units)	25	£3.10	£5.74	£5.19	£4.63	£4.07	£3.50	£3.21	£2.92
10 Medium Density - 100% flats (25 units)	25	£1.24	£2.75	£2.54	£2.33	£2.12	£1.90	£1.79	£1.69
11 Low Density - 100% houses (10 units)	10	£1.24	£2.51	£2.34	£2.17	£1.99	£1.82	£1.74	£1.65
12 Medium Density - 100% flats (10 units)	10	£0.62	£1.25	£1.26	£1.27	£1.28	£1.29	£1.29	£1.30
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£1.24	£1.17	£1.09	£1.01	£0.93	£0.89	£0.85
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.63	£0.58	£0.53	£0.48	£0.44	£0.41	£0.39
15 Student housing scheme (studios) - 325 units	-	£6.20	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.20	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.72	£1.57	£1.35	£1.12	£0.90	£0.68	£0.56	£0.45

BLV: INNER OFFICES

		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.93	£4.71	£3.66	£2.62	£1.56	£0.51	-£0.02	-£0.55
2 High Density flats 5 storeys (200 units)	200	£6.93	£13.63	£12.42	£11.21	£9.99	£8.77	£8.15	£7.54
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	£5.22	£4.18	£3.13	£2.09	£1.04	£0.51	-£0.02
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£7.33	£6.73	£6.12	£5.51	£4.90	£4.59	£4.29
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£12.17	£11.24	£10.31	£9.38	£8.45	£7.98	£7.51
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£11.68	£10.85	£10.01	£9.18	£8.34	£7.92	£7.49
7 Low Density - 100% houses (100 units)	100	£13.85	£22.19	£20.70	£19.20	£17.71	£16.21	£15.46	£14.71
8 Low Density - 100% houses (50 units)	50	£6.93	£11.41	£10.65	£9.89	£9.13	£8.36	£7.98	£7.60
9 Low Density - 100% houses (25 units)	25	£3.46	£5.74	£5.19	£4.63	£4.07	£3.50	£3.21	£2.92
10 Medium Density - 100% flats (25 units)	25	£1.39	£2.75	£2.54	£2.33	£2.12	£1.90	£1.79	£1.69
11 Low Density - 100% houses (10 units)	10	£1.39	£2.51	£2.34	£2.17	£1.99	£1.82	£1.74	£1.65
12 Medium Density - 100% flats (10 units)	10	£0.69	£1.25	£1.26	£1.27	£1.28	£1.29	£1.29	£1.30
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£1.24	£1.17	£1.09	£1.01	£0.93	£0.89	£0.85
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.63	£0.58	£0.53	£0.48	£0.44	£0.41	£0.39
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	£1.57	£1.35	£1.12	£0.90	£0.68	£0.56	£0.45

BLV: INNER RETAIL

		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	£4.71	£3.66	£2.62	£1.56	£0.51	-£0.02	-£0.55
2 High Density flats 5 storeys (200 units)	200	£6.22	£13.63	£12.42	£11.21	£9.99	£8.77	£8.15	£7.54
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	£5.22	£4.18	£3.13	£2.09	£1.04	£0.51	-£0.02
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£7.33	£6.73	£6.12	£5.51	£4.90	£4.59	£4.29
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£12.17	£11.24	£10.31	£9.38	£8.45	£7.98	£7.51
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£11.68	£10.85	£10.01	£9.18	£8.34	£7.92	£7.49
7 Low Density - 100% houses (100 units)	100	£12.44	£22.19	£20.70	£19.20	£17.71	£16.21	£15.46	£14.71
8 Low Density - 100% houses (50 units)	50	£6.22	£11.41	£10.65	£9.89	£9.13	£8.36	£7.98	£7.60
9 Low Density - 100% houses (25 units)	25	£3.11	£5.74	£5.19	£4.63	£4.07	£3.50	£3.21	£2.92
10 Medium Density - 100% flats (25 units)	25	£1.24	£2.75	£2.54	£2.33	£2.12	£1.90	£1.79	£1.69
11 Low Density - 100% houses (10 units)	10	£1.24	£2.51	£2.34	£2.17	£1.99	£1.82	£1.74	£1.65
12 Medium Density - 100% flats (10 units)	10	£0.62	£1.25	£1.26	£1.27	£1.28	£1.29	£1.29	£1.30
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£1.24	£1.17	£1.09	£1.01	£0.93	£0.89	£0.85
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.63	£0.58	£0.53	£0.48	£0.44	£0.41	£0.39
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	£1.57	£1.35	£1.12	£0.90	£0.68	£0.56	£0.45

BLV: INDUSTRIAL

		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	£4.71	£3.66	£2.62	£1.56	£0.51	-£0.02	-£0.55
2 High Density flats 5 storeys (200 units)	200	£2.79	£13.63	£12.42	£11.21	£9.99	£8.77	£8.15	£7.54
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	£5.22	£4.18	£3.13	£2.09	£1.04	£0.51	-£0.02
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£7.33	£6.73	£6.12	£5.51	£4.90	£4.59	£4.29
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£12.17	£11.24	£10.31	£9.38	£8.45	£7.98	£7.51
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£11.68	£10.85	£10.01	£9.18	£8.34	£7.92	£7.49
7 Low Density - 100% houses (100 units)	100	£5.58	£22.19	£20.70	£19.20	£17.71	£16.21	£15.46	£14.71
8 Low Density - 100% houses (50 units)	50	£2.79	£11.41	£10.65	£9.89	£9.13	£8.36	£7.98	£7.60
9 Low Density - 100% houses (25 units)	25	£1.39	£5.74	£5.19	£4.63	£4.07	£3.50	£3.21	£2.92
10 Medium Density - 100% flats (25 units)	25	£0.56	£2.75	£2.54	£2.33	£2.12	£1.90	£1.79	£1.69
11 Low Density - 100% houses (10 units)	10	£0.56	£2.51	£2.34	£2.17	£1.99	£1.82	£1.74	£1.65
12 Medium Density - 100% flats (10 units)	10	£0.28	£1.25	£1.26	£1.27	£1.28	£1.29	£1.29	£1.30
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£1.24	£1.17	£1.09	£1.01	£0.93	£0.89	£0.85
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.63	£0.58	£0.53	£0.48	£0.44	£0.41	£0.39
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	£1.57	£1.35	£1.12	£0.90	£0.68	£0.56	£0.45

BLV: OUTER RETAIL

		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£1.42	£4.71	£3.66	£2.62	£1.56	£0.51	-£0.02	-£0.55
2 High Density flats 5 storeys (200 units)	200	£1.42	£13.63	£12.42	£11.21	£9.99	£8.77	£8.15	£7.54
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	£5.22	£4.18	£3.13	£2.09	£1.04	£0.51	-£0.02
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£7.33	£6.73	£6.12	£5.51	£4.90	£4.59	£4.29
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£12.17	£11.24	£10.31	£9.38	£8.45	£7.98	£7.51
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£11.68	£10.85	£10.01	£9.18	£8.34	£7.92	£7.49
7 Low Density - 100% houses (100 units)	100	£2.84	£22.19	£20.70	£19.20	£17.71	£16.21	£15.46	£14.71
8 Low Density - 100% houses (50 units)	50	£1.42	£11.41	£10.65	£9.89	£9.13	£8.36	£7.98	£7.60
9 Low Density - 100% houses (25 units)	25	£0.71	£5.74	£5.19	£4.63	£4.07	£3.50	£3.21	£2.92
10 Medium Density - 100% flats (25 units)	25	£0.28	£2.75	£2.54	£2.33	£2.12	£1.90	£1.79	£1.69
11 Low Density - 100% houses (10 units)	10	£0.28	£2.51	£2.34	£2.17	£1.99	£1.82	£1.74	£1.65
12 Medium Density - 100% flats (10 units)	10	£0.14	£1.25	£1.26	£1.27	£1.28	£1.29	£1.29	£1.30
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£1.24	£1.17	£1.09	£1.01	£0.93	£0.89	£0.85
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.63	£0.58	£0.53	£0.48	£0.44	£0.41	£0.39
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	£1.57	£1.35	£1.12	£0.90	£0.68	£0.56	£0.45

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	£4.71	£3.66	£2.62	£1.56	£0.51	-£0.02	-£0.55
2 High Density flats 5 storeys (200 units)	200	£0.50	£13.63	£12.42	£11.21	£9.99	£8.77	£8.15	£7.54
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	£5.22	£4.18	£3.13	£2.09	£1.04	£0.51	-£0.02
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£7.33	£6.73	£6.12	£5.51	£4.90	£4.59	£4.29
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£12.17	£11.24	£10.31	£9.38	£8.45	£7.98	£7.51
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£11.68	£10.85	£10.01	£9.18	£8.34	£7.92	£7.49
7 Low Density - 100% houses (100 units)	100	£1.00	£22.19	£20.70	£19.20	£17.71	£16.21	£15.46	£14.71
8 Low Density - 100% houses (50 units)	50	£0.50	£11.41	£10.65	£9.89	£9.13	£8.36	£7.98	£7.60
9 Low Density - 100% houses (25 units)	25	£0.25	£5.74	£5.19	£4.63	£4.07	£3.50	£3.21	£2.92
10 Medium Density - 100% flats (25 units)	25	£0.10	£2.75	£2.54	£2.33	£2.12	£1.90	£1.79	£1.69
11 Low Density - 100% houses (10 units)	10	£0.10	£2.51	£2.34	£2.17	£1.99	£1.82	£1.74	£1.65
12 Medium Density - 100% flats (10 units)	10	£0.05	£1.25	£1.26	£1.27	£1.28	£1.29	£1.29	£1.30
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£1.24	£1.17	£1.09	£1.01	£0.93	£0.89	£0.89
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.63	£0.58	£0.53	£0.48	£0.44	£0.41	£0.35
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.13	£10.48	£7.82	£5.16	£2.50	£1.18	-£0.16
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£32.33	£25.79	£19.25	£12.71	£6.16	£2.89	-£0.38
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	£1.57	£1.35	£1.12	£0.90	£0.68	£0.56	£0.45

Appendix 8 - Appraisal results ('downside')

BLV: EXISTING RESIDENTIAL LAND	
	Description
1	High Density flats 6+ storeys (200 units)
2	High Density flats 5 storeys (200 units)
3	High Density flats 6+ storeys MU (200 units)
4	High Density flats 5 storeys MU (200 units)
5	Medium Density - 75% flats, 25% houses (100 units)
6	Medium Density - 50% flats, 50% houses (75 units)
7	Low Density - 100% houses (100 units)
8	Low Density - 100% houses (50 units)
9	Low Density - 100% houses (25 units)
10	Medium Density - 100% flats (25 units)
11	Low Density - 100% houses (10 units)
12	Medium Density - 100% flats (10 units)
13	Small housing (no AH) - houses - 0.1 hectare (5 units)
14	Small flatland (no AH) - flats - 0.05 hectare (5 units)
15	Student housing scheme (studios) - 325 units
16	Student housing scheme (4 bed clusters) - 200 flats
17	Extra Care C3 scheme - 100% flats (60 units)

No of units	Residual land values (£m)							
	BLV (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
200	£4.14	-£13.75	-£14.48	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43
200	£4.14	-£7.46	-£8.04	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42
200	£4.14	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88
100	£4.14	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66
100	£4.14	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16
75	£4.14	-£0.11	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50
100	£8.29	£3.11	£2.33	£1.54	£0.76	-£0.03	-£0.43	-£0.83
50	£4.14	£1.59	£1.19	£0.79	£0.39	-£0.01	-£0.21	-£0.42
25	£2.07	£0.83	£0.76	£0.69	£0.61	£0.53	£0.49	£0.45
25	£0.83	-£0.70	-£0.80	-£0.89	-£0.99	-£1.08	-£1.13	-£1.18
10	£0.83	£0.37	£0.29	£0.21	£0.13	£0.04	£0.00	-£0.04
10	£0.41	-£0.16	-£0.16	-£0.15	-£0.14	-£0.14	-£0.13	-£0.13
5	£0.41	£0.13	£0.10	£0.07	£0.03	-£0.00	-£0.02	-£0.04
5	£0.21	-£0.09	-£0.12	-£0.15	-£0.19	-£0.22	-£0.23	-£0.25
-	£4.14	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
-	£4.14	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
60	£2.49	-£2.29	-£2.45	-£2.61	-£2.77	-£2.92	-£3.00	-£3.08

Residual land values (£m per hectare)							
0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
-£13.75	-£14.48	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43	
-£7.46	-£8.04	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42	
-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88	
-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66	
-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16	
-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50	
£1.55	£1.16	£0.77	£0.38	-£0.01	-£0.21	-£0.41	
£1.59	£1.19	£0.79	£0.39	-£0.01	-£0.21	-£0.42	
£1.66	£1.53	£1.38	£1.23	£1.07	£0.98	£0.90	
-£3.52	-£3.99	-£4.46	-£4.93	-£5.41	-£5.65	-£5.89	
£1.84	£1.44	£1.04	£0.63	£0.22	£0.02	£0.19	
-£1.63	-£1.56	-£1.49	-£1.43	-£1.36	-£1.33	-£1.29	
£1.33	£0.99	£0.65	£0.30	-£0.04	-£0.22	-£0.40	
-£1.79	-£2.43	-£3.07	-£3.71	-£4.35	-£4.67	-£5.00	
£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.04	
£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
-£3.82	-£4.09	-£4.35	-£4.61	-£4.87	-£5.00	-£5.13	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BLV: INNER RETAIL		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£13.75	-£14.48	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43
2 High Density flats 5 storeys (200 units)	200	£6.22	-£7.46	-£8.04	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88
4 High Density flats 5 storeys MU (200 units)	100	£6.22	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50
7 Low Density - 100% houses (100 units)	100	£12.44	£3.11	£2.33	£1.54	£0.76	-£0.03	-£0.43	-£0.83
8 Low Density - 100% houses (50 units)	50	£6.22	£1.59	£1.19	£0.79	£0.39	-£0.01	-£0.21	-£0.42
9 Low Density - 100% houses (25 units)	25	£3.11	£0.83	£0.76	£0.69	£0.61	£0.53	£0.49	£0.45
10 Medium Density - 100% flats (25 units)	25	£1.24	-£0.70	-£0.80	-£0.89	-£0.99	-£1.08	-£1.13	-£1.18
11 Low Density - 100% houses (10 units)	10	£1.24	£0.37	£0.29	£0.21	£0.13	£0.04	£0.00	£0.04
12 Medium Density - 100% flats (10 units)	10	£0.62	-£0.16	-£0.16	-£0.15	-£0.14	-£0.14	-£0.13	-£0.13
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.13	£0.10	£0.07	£0.03	-£0.00	-£0.02	-£0.04
14 Small flatland (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	-£0.09	-£0.12	-£0.15	-£0.19	-£0.22	-£0.23	-£0.25
15 Student housing scheme - 325 units	-	£6.22	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£34.29	£27.75	£21.21	£14.67	£8.12	£4.58	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£2.29	-£2.45	-£2.61	-£2.77	-£2.92	-£3.00	-£3.08

BLV: OUTER RETAIL		Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£13.75	-£14.48	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43
2 High Density flats 5 storeys (200 units)	200	£1.42	-£7.46	-£8.04	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88
4 High Density flats 5 storeys MU (200 units)	100	£1.42	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50
7 Low Density - 100% houses (100 units)	100	£2.84	£3.11	£2.33	£1.54	£0.76	-£0.03	-£0.43	-£0.83
8 Low Density - 100% houses (50 units)	50	£1.42	£1.59	£1.19	£0.79	£0.39	-£0.01	-£0.21	-£0.42
9 Low Density - 100% houses (25 units)	25	£0.71	£0.83	£0.76	£0.69	£0.61	£0.53	£0.49	£0.45
10 Medium Density - 100% flats (25 units)	25	£0.28	-£0.70	-£0.80	-£0.89	-£0.99	-£1.08	-£1.13	-£1.18
11 Low Density - 100% houses (10 units)	10	£0.28	£0.37	£0.29	£0.21	£0.13	£0.04	£0.00	-£0.04
12 Medium Density - 100% flats (10 units)	10	£0.14	-£0.16	-£0.16	-£0.15	-£0.14	-£0.14	-£0.13	-£0.13
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.13	£0.10	£0.07	£0.03	-£0.00	-£0.02	-£0.04
14 Small flatland (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	-£0.09	-£0.12	-£0.15	-£0.19	-£0.22	-£0.23	-£0.25
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£34.29	£27.75	£21.21	£14.67	£8.12	£4.58	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£2.29	-£2.45	-£2.61	-£2.77	-£2.92	-£3.00	-£3.08

Site area (km^2)	£/m per ha (m^2)	Residual land values (£/m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.22	-£13.75	-£14.08	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43
1.00	£6.22	-£7.46	-£8.48	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42
1.00	£6.22	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88
1.00	£6.22	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66
1.00	£6.22	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16
1.00	£6.22	-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50
2.00	£6.22	£1.55	£1.16	£0.77	£0.38	-£0.01	-£0.21	-£0.41
1.00	£6.22	£1.59	£1.19	£0.79	£0.39	-£0.01	-£0.21	-£0.42
0.50	£6.22	£1.66	£1.53	£1.38	£1.23	£1.07	£0.98	£0.90
0.20	£6.22	-£3.52	-£3.99	-£4.46	-£4.93	-£5.41	-£5.65	-£5.89
0.20	£6.22	£1.84	£1.44	£1.04	£0.63	£0.22	£0.02	-£0.19
0.10	£6.22	-£1.63	-£1.56	-£1.49	-£1.43	-£1.36	-£1.33	-£1.29
0.10	£6.22	£1.33	£0.99	£0.65	£0.30	-£0.04	-£0.22	-£0.40
0.05	£6.22	-£1.79	-£2.43	-£3.07	-£3.71	-£4.35	-£4.67	-£5.00
1.00	£6.22	£13.93	£11.27	£8.62	£5.96	£3.30	£1.67	£0.04
1.00	£6.22	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
0.60	£6.22	-£3.82	-£4.09	-£4.35	-£4.61	-£4.87	-£5.00	-£5.13

Site area (km^2)	BLM per ha (€)	Residual land values (€ m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	1.42	-13.75	-14.08	-15.22	-15.96	-16.69	-17.06	-17.43
1.00	1.42	-7.46	-8.04	-8.63	-9.23	-9.82	-10.12	-10.42
1.00	1.42	-13.19	-13.93	-14.67	-15.40	-16.14	-16.51	-16.88
1.00	1.42	-3.37	-4.47	-5.76	-6.46	-7.46	-8.41	-9.46
1.00	1.42	-1.95	-2.39	-2.82	-3.27	-3.71	-3.93	-4.16
1.00	1.42	-0.19	-0.65	-1.11	-1.57	-2.03	-2.27	-2.50
2.00	1.42	1.55	1.16	0.77	0.38	-0.01	-0.21	-0.41
2.00	1.42	1.59	1.19	0.79	0.39	-0.01	-0.21	-0.42
0.50	1.42	1.66	1.33	1.38	1.23	1.07	0.98	0.90
0.20	1.42	-3.52	-3.99	-4.46	-4.93	-5.41	-5.65	-5.89
0.20	1.42	1.84	1.44	1.04	0.63	0.22	0.02	-0.19
0.10	1.42	-1.63	-1.56	-1.49	-1.43	-1.36	-1.33	-1.29
0.10	1.42	1.33	0.99	0.65	0.30	-0.04	-0.22	-0.40
0.05	1.42	-1.79	-2.43	-3.07	-3.71	-4.35	-4.67	-5.00
1.00	1.42	13.93	11.27	8.62	5.96	3.30	1.97	0.64
1.00	1.42	334.29	227.75	221.21	114.67	18.12	2.48	5.18
0.60	1.42	-3.82	-4.09	-4.35	-4.61	-4.87	-5.00	-5.13

Site area (£m)	BLV per ha	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£0.50	-£13.75	-£14.08	-£15.22	-£15.96	-£16.69	-£17.06	-£17.43
1.00	£0.50	-£7.46	-£8.48	-£8.63	-£9.23	-£9.82	-£10.12	-£10.42
1.00	£0.50	-£13.19	-£13.93	-£14.67	-£15.40	-£16.14	-£16.51	-£16.88
1.00	£0.50	-£3.17	-£3.47	-£3.76	-£4.06	-£4.36	-£4.51	-£4.66
1.00	£0.50	-£1.95	-£2.39	-£2.82	-£3.27	-£3.71	-£3.93	-£4.16
1.00	£0.50	-£0.19	-£0.65	-£1.11	-£1.57	-£2.03	-£2.27	-£2.50
2.00	£0.50	£1.55	£1.16	£0.77	£0.38	-£0.01	-£0.21	-£0.41
2.00	£0.50	£1.59	£1.19	£0.79	£0.39	-£0.01	-£0.21	-£0.42
0.50	£0.50	£1.66	£1.53	£1.38	£1.23	£1.07	£0.96	£0.90
0.20	£0.50	-£3.52	-£3.99	-£4.46	-£4.93	-£5.41	-£5.65	-£5.89
0.20	£0.50	£1.84	£1.44	£1.04	£0.63	£0.22	£0.02	£0.19
0.10	£0.50	-£1.63	-£1.56	-£1.49	-£1.43	-£1.36	-£1.33	-£1.29
0.10	£0.50	£1.33	£0.99	£0.65	£0.30	-£0.04	£0.22	£0.40
0.05	£0.50	-£1.79	-£2.43	-£3.07	-£3.71	-£4.35	-£4.67	-£5.00
1.00	£0.50	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
1.00	£0.50	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
0.60	£0.50	-£3.82	-£4.09	-£4.35	-£4.61	-£4.87	-£5.00	-£5.13

BLV: EXISTING RESIDENTIAL LAND	
	Description
1	High Density flats 6+ storeys (200 units)
2	High Density flats 5 storeys (200 units)
3	High Density flats 6+ storeys MU (200 units)
4	High Density flats 5 storeys MU (200 units)
5	Medium Density - 75% flats, 25% houses (100 units)
6	Medium Density - 50% flats, 50% houses (75 units)
7	Low Density - 100% houses (100 units)
8	Low Density - 100% houses (50 units)
9	Low Density - 100% houses (25 units)
10	Medium Density - 100% flats (25 units)
11	Low Density - 100% houses (10 units)
12	Medium Density - 100% flats (10 units)
13	Small housing (no AH) - houses - 0.1 hectare (5 units)
14	Small flatland (no AH) - flats - 0.05 hectare (5 units)
15	Student housing scheme (studios) - 325 units
16	Student housing scheme (4 bed clusters) - 200 flats
17	Extra Care C3 scheme - 100% flats (60 units)

No of units	Residual land values (£m)							
	BLV (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
200	£4.40	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76
200	£4.40	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67
200	£4.40	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20
100	£4.40	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78
100	£4.40	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03
75	£4.40	£0.78	£0.33	£0.13	£0.59	£1.06	£1.29	£1.53
100	£8.80	£4.65	£3.85	£3.06	£2.26	£1.46	£1.06	£0.66
50	£4.40	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35
25	£2.20	£1.23	£1.12	£1.01	£0.89	£0.77	£0.71	£0.65
25	£0.88	-£0.42	-£0.51	-£0.61	-£0.71	-£0.80	-£0.85	-£0.90
10	£0.88	£0.54	£0.46	£0.37	£0.29	£0.21	£0.16	£0.12
10	£0.44	-£0.05	-£0.04	-£0.03	-£0.03	-£0.02	-£0.02	-£0.01
5	£0.44	£0.22	£0.19	£0.15	£0.12	£0.08	£0.06	£0.04
5	£0.22	-£0.03	-£0.06	-£0.09	-£0.12	-£0.16	-£0.17	-£0.19
-	£4.40	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.69
-	£4.40	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
60	£2.64	-£1.97	-£2.12	-£2.28	-£2.43	-£2.58	-£2.65	-£2.73

Residual land values (£m per hectare)							
0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
-12.21	-12.92	-13.63	-14.34	-15.05	-15.40	-15.76	
-15.70	-16.28	-16.88	-17.47	-18.07	-18.37	-18.67	
-11.66	-12.37	-13.07	-13.78	-14.49	-14.85	-15.20	
-2.30	-2.59	-2.88	-3.18	-3.48	-3.63	-3.78	
-0.78	-1.22	-1.67	-2.12	-2.57	-2.80	-3.03	
-0.78	0.33	-0.13	-0.59	-1.06	-1.29	-1.53	
£2.32	£1.93	£1.53	£1.13	£0.73	£0.53	£0.33	
£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35	
£2.46	£2.24	£2.02	£1.78	£1.54	£1.42	£1.30	
£2.10	£2.57	£3.05	£3.53	£4.02	£4.26	£4.51	
£2.71	£2.29	£1.87	£1.45	£1.03	£0.81	£0.60	
-0.46	-0.40	-0.33	-0.26	-0.20	-0.16	-0.13	
£2.23	£1.88	£1.52	£1.16	£0.80	£0.62	£0.44	
-0.61	-1.24	-1.86	-2.49	-3.11	-3.43	-3.74	
£19.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
-3.29	-3.54	-3.79	-4.04	-4.30	-4.42	-4.54	

Key	
Viable result:	£X.XX
Unviable result:	£X.XX
Unviable, but within 10% of BLV:	£X.XX

BLV: INNER RETAIL		Residual land values (£/m)							
Description	No of units	BLV (£/m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76
2 High Density flats 5 storeys (200 units)	200	£6.22	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20
4 High Density flats 5 storeys MU (200 units)	100	£6.22	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£0.78	£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53
7 Low Density - 100% houses (100 units)	100	£12.44	£4.65	£3.85	£3.06	£2.26	£1.46	£1.06	£0.66
8 Low Density - 100% houses (50 units)	50	£6.22	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35
9 Low Density - 100% houses (25 units)	25	£3.11	£1.23	£1.12	£1.01	£0.89	£0.77	£0.71	£0.65
10 Medium Density - 100% flats (25 units)	25	£1.24	-£0.42	-£0.51	-£0.61	-£0.71	-£0.80	-£0.85	-£0.90
11 Low Density - 100% houses (10 units)	10	£1.24	£0.54	£0.46	£0.37	£0.29	£0.21	£0.16	£0.12
12 Medium Density - 100% flats (10 units)	10	£0.62	-£0.05	-£0.04	-£0.03	-£0.03	-£0.02	-£0.02	-£0.01
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.22	£0.19	£0.15	£0.12	£0.08	£0.06	£0.04
14 Small flatland (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	-£0.03	-£0.06	-£0.09	-£0.12	-£0.16	-£0.17	-£0.19
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£1.97	-£2.12	-£2.28	-£2.43	-£2.58	-£2.65	-£2.73

BLV: OUTER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76	
2 High Density flats 5 storeys (200 units)	200	£1.42	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67	
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20	
4 High Density flats 5 storeys MU (200 units)	100	£1.42	-£2.32	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£0.78	£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53	
7 Low Density - 100% houses (100 units)	100	£2.84	£4.65	£3.85	£3.06	£2.26	£1.46	£1.06	£0.66	
8 Low Density - 100% houses (50 units)	50	£1.42	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35	
9 Low Density - 100% houses (25 units)	25	£0.71	£1.23	£1.12	£1.01	£0.89	£0.77	£0.71	£0.65	
10 Medium Density - 100% flats (25 units)	25	£0.28	-£0.42	-£0.51	-£0.61	-£0.71	-£0.80	-£0.85	-£0.90	
11 Low Density - 100% houses (10 units)	10	£0.28	£0.54	£0.46	£0.37	£0.29	£0.21	£0.16	£0.12	
12 Medium Density - 100% flats (10 units)	10	£0.14	-£0.05	-£0.04	-£0.03	-£0.03	-£0.02	-£0.02	-£0.01	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.22	£0.19	£0.15	£0.12	£0.08	£0.06	£0.04	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	-£0.03	-£0.06	-£0.09	-£0.12	-£0.16	-£0.17	-£0.19	
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£1.97	-£2.12	-£2.28	-£2.43	-£2.58	-£2.65	-£2.73	

Site area (km^2)	BLV per ha (£/m^2)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£6.22	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76
1.00	£6.22	-£5.70	-£6.26	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67
1.00	£6.22	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20
1.00	£6.22	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78
1.00	£6.22	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03
1.00	£6.22	£0.78	£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53
2.00	£6.22	£2.32	£1.93	£1.53	£1.13	£0.73	£0.53	£0.33
1.00	£6.22	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35
0.50	£6.22	£2.46	£2.24	£2.02	£1.78	£1.54	£1.42	£1.30
0.20	£6.22	-£2.10	-£2.57	-£3.05	-£3.53	-£4.02	-£4.26	-£4.51
0.20	£6.22	£2.71	£2.29	£1.87	£1.45	£1.03	£0.81	£0.60
0.10	£6.22	-£0.46	-£0.40	-£0.33	-£0.26	-£0.20	-£0.16	-£0.13
0.10	£6.22	£2.23	£1.88	£1.52	£1.16	£0.80	£0.62	£0.44
0.05	£6.22	-£0.61	-£1.24	-£1.86	-£2.49	-£3.11	-£3.43	-£3.74
1.00	£6.22	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
1.00	£6.22	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
0.60	£6.22	-£3.29	-£3.54	-£3.79	-£4.04	-£4.30	-£4.42	-£4.55

Site area (fm^2)	BLV per ha	Residual land values (fm per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£1.42	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76
1.00	£1.42	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67
1.00	£1.42	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20
1.00	£1.42	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78
1.00	£1.42	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03
1.00	£1.42	£0.78	£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53
2.00	£1.42	£2.32	£1.93	£1.53	£1.13	£0.73	£0.53	£0.33
1.00	£1.42	£2.38	£1.98	£1.57	£1.17	£0.76	£0.55	£0.35
0.50	£1.42	£2.46	£2.24	£2.02	£1.78	£1.54	£1.42	£1.30
0.20	£1.42	-£2.10	-£2.57	-£3.05	-£3.53	-£4.02	-£4.26	-£4.51
0.20	£1.42	£2.71	£2.29	£1.87	£1.45	£1.03	£0.81	£0.60
0.10	£1.42	-£0.46	-£0.40	-£0.33	-£0.26	-£0.20	-£0.16	-£0.13
0.10	£1.42	£2.23	£1.88	£1.52	£1.16	£0.80	£0.62	£0.44
0.05	£1.42	-£0.61	-£1.24	-£1.86	-£2.49	-£3.11	-£3.43	-£3.74
1.00	£1.42	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
1.00	£1.42	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
0.60	£1.42	-£3.29	-£3.54	-£3.79	-£4.04	-£4.30	-£4.42	-£4.55

Site area (m^2)	BLV per ha (m^2)	Residual land values (£m per hectare)						
		0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1.00	£0.50	-£12.21	-£12.92	-£13.63	-£14.34	-£15.05	-£15.40	-£15.76
1.00	£0.50	-£5.70	-£6.28	-£6.88	-£7.47	-£8.07	-£8.37	-£8.67
1.00	£0.50	-£11.66	-£12.37	-£13.07	-£13.78	-£14.49	-£14.85	-£15.20
1.00	£0.50	-£2.30	-£2.59	-£2.88	-£3.18	-£3.48	-£3.63	-£3.78
1.00	£0.50	-£0.78	-£1.22	-£1.67	-£2.12	-£2.57	-£2.80	-£3.03
1.00	£0.50	£0.78	£0.33	-£0.13	-£0.59	-£1.06	-£1.29	-£1.53
2.00	£0.50	£2.32	£1.93	£1.53	£1.13	£0.73	£0.53	£0.33
1.00	£0.50	£2.38	£1.98	£1.57	£1.17	£0.76	£0.58	£0.35
0.50	£0.50	£2.46	£2.24	£2.02	£1.78	£1.54	£1.42	£1.30
0.20	£0.50	-£2.10	-£2.57	-£3.05	-£3.53	-£4.02	-£4.26	-£4.51
0.20	£0.50	£2.71	£2.29	£1.87	£1.45	£1.03	£0.81	£0.60
0.10	£0.50	-£0.46	-£0.40	-£0.33	-£0.26	-£0.20	-£0.16	-£0.13
0.10	£0.50	£2.23	£1.88	£1.52	£1.16	£0.80	£0.62	£0.44
0.05	£0.50	-£0.61	-£1.24	-£1.86	-£2.49	-£3.11	-£3.43	-£3.74
1.00	£0.50	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
1.00	£0.50	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
0.60	£0.50	-£3.29	-£3.54	-£3.79	-£4.04	-£4.30	-£4.42	-£4.55

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £3,882 ps/m

AH tenure 75% rent 25% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£4.66	-£10.67	-£11.44	-£12.21	-£12.98	-£13.75	-£14.13	-£14.52
2 High Density flats 5 storeys (200 units)	200	£4.66	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34
3 High Density flats 6+ storeys MU (200 units)	200	£4.66	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.96
4 High Density flats 5 storeys MU (200 units)	100	£4.66	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12
5 Medium Density - 75% flats, 25% houses (100 units)	100	£4.66	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16
6 Medium Density - 50% flats, 50% houses (75 units)	75	£4.66	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79
7 Low Density - 100% houses (100 units)	100	£9.32	£6.19	£5.31	£4.43	£3.55	£2.67	£2.23	£1.79
8 Low Density - 100% houses (50 units)	50	£4.66	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93
9 Low Density - 100% houses (25 units)	25	£2.33	£1.63	£1.48	£1.33	£1.17	£1.01	£0.93	£0.85
10 Medium Density - 100% flats (25 units)	25	£0.93	-£0.13	-£0.24	-£0.35	-£0.47	-£0.58	-£0.63	-£0.69
11 Low Density - 100% houses (10 units)	10	£0.93	£0.71	£0.62	£0.53	£0.43	£0.34	£0.29	£0.24
12 Medium Density - 100% flats (10 units)	10	£0.47	£0.07	£0.08	£0.08	£0.09	£0.10	£0.10	£0.10
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.47	£0.31	£0.27	£0.23	£0.19	£0.15	£0.13	£0.11
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.23	£0.03	-£0.01	-£0.04	-£0.07	-£0.11	-£0.12	-£0.14
15 Student housing scheme (studios) - 325 units	-	£4.66	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£4.66	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£2.79	-£1.65	-£1.81	-£1.98	-£2.14	-£2.31	-£2.39	-£2.47

BLV: INNER OFFICES

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£10.67	-£11.44	-£12.21	-£12.98	-£13.75	-£14.13	-£14.52
2 High Density flats 5 storeys (200 units)	200	£6.93	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.96
4 High Density flats 5 storeys MU (200 units)	100	£6.93	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79
7 Low Density - 100% houses (100 units)	100	£13.85	£6.19	£5.31	£4.43	£3.55	£2.67	£2.23	£1.79
8 Low Density - 100% houses (50 units)	50	£6.93	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93
9 Low Density - 100% houses (25 units)	25	£3.46	£1.63	£1.48	£1.33	£1.17	£1.01	£0.93	£0.85
10 Medium Density - 100% flats (25 units)	25	£1.39	-£0.13	-£0.24	-£0.35	-£0.47	-£0.58	-£0.63	-£0.69
11 Low Density - 100% houses (10 units)	10	£1.39	£0.71	£0.62	£0.53	£0.43	£0.34	£0.29	£0.24
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.07	£0.08	£0.08	£0.09	£0.10	£0.10	£0.10
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.31	£0.27	£0.23	£0.19	£0.15	£0.13	£0.11
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.03	-£0.01	-£0.04	-£0.07	-£0.11	-£0.12	-£0.14
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	-£1.65	-£1.81	-£1.98	-£2.14	-£2.31	-£2.39	-£2.47

BLV: INNER RETAIL

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£10.67	-£11.44	-£12.21	-£12.98	-£13.75	-£14.13	-£14.52
2 High Density flats 5 storeys (200 units)	200	£6.22	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.96
4 High Density flats 5 storeys MU (200 units)	100	£6.22	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79
7 Low Density - 100% houses (100 units)	100	£12.44	£6.19	£5.31	£4.43	£3.55	£2.67	£2.23	£1.79
8 Low Density - 100% houses (50 units)	50	£6.22	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93
9 Low Density - 100% houses (25 units)	25	£3.11	£1.63	£1.48	£1.33	£1.17	£1.01	£0.93	£0.85
10 Medium Density - 100% flats (25 units)	25	£1.24	-£0.13	-£0.24	-£0.35	-£0.47	-£0.58	-£0.63	-£0.69
11 Low Density - 100% houses (10 units)	10	£1.24	£0.71	£0.62	£0.53	£0.43	£0.34	£0.29	£0.24
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.07	£0.08	£0.08	£0.09	£0.10	£0.10	£0.10
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.31	£0.27	£0.23	£0.19	£0.15	£0.13	£0.11
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.03	-£0.01	-£0.04	-£0.07	-£0.11	-£0.12	-£0.14
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£1.65	-£1.81	-£1.98	-£2.14	-£2.31	-£2.39	-£2.47

BLV: INDUSTRIAL

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£10.67	-£11.44	-£12.21	-£12.98	-£13.75	-£14.13	-£14.52
2 High Density flats 5 storeys (200 units)	200	£2.79	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.96
4 High Density flats 5 storeys MU (200 units)	100	£2.79	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79
7 Low Density - 100% houses (100 units)	100	£5.58	£6.19	£5.31	£4.43	£3.55	£2.67	£2.23	£1.79
8 Low Density - 100% houses (50 units)	50	£2.79	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93
9 Low Density - 100% houses (25 units)	25	£1.39	£1.63	£1.48	£1.33	£1.17	£1.01	£0.93	£0.85
10 Medium Density - 100% flats (25 units)	25	£0.56	-£0.13	-£0.24	-£0.35	-£0.47	-£0.58	-£0.63	-£0.69
11 Low Density - 100% houses (10 units)	10	£0.56	£0.71	£0.62	£0.53	£0.43	£0.34	£0.29	£0.24
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.07	£0.08	£0.08	£0.09	£0.10	£0.10	£0.10
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.31	£0.27	£0.23	£0.19	£0.15	£0.13	£0.11
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.03	-£0.01	-£0.04	-£0.07	-£0.11	-£0.12	-£0.14
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	-£1.65	-£1.81	-£1.98	-£2.14	-£2.31	-£2.39	-£2.47

BLV: OUTER RETAIL

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£10.67	-£11.44	-£12.21	-£12.98	-£13.75	-£14.13	-£14.52
2 High Density flats 5 storeys (200 units)	200	£1.42	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.96
4 High Density flats 5 storeys MU (200 units)	100	£1.42	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79
7 Low Density - 100% houses (100 units)	100	£2.84	£6.19	£5.31	£4.43	£3.55	£2.67	£2.23	£1.79
8 Low Density - 100% houses (50 units)	50	£1.42	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93
9 Low Density - 100% houses (25 units)	25	£0.71	£1.63	£1.48	£1.33	£1.17	£1.01	£0.93	£0.85
10 Medium Density - 100% flats (25 units)	25	£0.14	-£0.13	-£0.24	-£0.35	-£0.47	-£0.58	-£0.63	-£0.69
11 Low Density - 100% houses (10 units)	10	£0.28	£0.71	£0.62	£0.53	£0.43	£0.34	£0.29	£0.24
12 Medium Density - 100% flats (10 units)	10	£0.14	£0.07	£0.08	£0.08	£0.09	£0.10	£0.10	£0.10
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.31	£0.27	£0.23	£0.19	£0.15	£0.13	£0.11
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.03	-£0.01	-£0.04	-£0.07	-£0.11	-£0.12	-£0.14
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£1.65	-£1.81	-£1.98	-£2.14	-£2.31	-£2.39	-£2.47

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£10.67	-£11.44	-£12.21	-£12.98	-£13.75	-£14.13	-£14.52
2 High Density flats 5 storeys (200 units)	200	£0.50	-£3.94	-£4.61	-£5.29	-£5.97	-£6.65	-£6.99	-£7.34
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£10.12	-£10.89	-£11.66	-£12.43	-£13.19	-£13.58	-£13.96
4 High Density flats 5 storeys MU (200 units)	100	£0.50	-£1.42	-£1.75	-£2.09	-£2.43	-£2.77	-£2.94	-£3.12
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£0.39	-£0.11	-£0.62	-£1.13	-£1.64	-£1.90	-£2.16
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£1.75	£1.25	£0.75	£0.24	-£0.27	-£0.53	-£0.79
7 Low Density - 100% houses (100 units)	100	£1.00	£6.19	£5.31	£4.43	£3.55	£2.67	£2.23	£1.79
8 Low Density - 100% houses (50 units)	50	£0.50	£3.18	£2.73	£2.28	£1.84	£1.39	£1.16	£0.93
9 Low Density - 100% houses (25 units)	25	£0.25	£1.63	£1.48	£1.33	£1.17	£1.01	£0.93	£0.85
10 Medium Density - 100% flats (25 units)	25	£0.10	-£0.13	-£0.24	-£0.35	-£0.47	-£0.58	-£0.63	-£0.69
11 Low Density - 100% houses (10 units)	10	£0.10	£0.71	£0.62	£0.53	£0.43	£0.34	£0.29	£0.24
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.07	£0.08	£0.08	£0.09	£0.10	£0.10	£0.10
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.31	£0.27	£0.23	£0.19	£0.15	£0.13	£0.11
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.03	-£0.01	-£0.04	-£0.07	-£0.11	-£0.12	-£0.14
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	-£1.65	-£1.81	-£1.98	-£2.14	-£2.31	-£2.39	-£2.47

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,096 psm AH tenure 75% rent 25% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£4.92	-£9.14	-£9.99	-£10.85	-£11.71	-£12.56	-£12.99	-£13.42
2 High Density flats 5 storeys (200 units)	200	£4.92	-£2.18	-£2.97	-£3.76	-£4.55	-£5.34	-£5.74	-£6.14
3 High Density flats 6+ storeys MU (200 units)	200	£4.92	-£8.58	-£9.44	-£10.30	-£11.15	-£12.01	-£12.44	-£12.87
4 High Density flats 5 storeys MU (200 units)	100	£4.92	-£0.54	-£0.93	-£1.32	-£1.72	-£2.12	-£2.32	-£2.52
5 Medium Density - 75% flats, 25% houses (100 units)	100	£4.92	£1.54	£0.97	£0.39	-£0.19	-£0.79	-£1.08	-£1.38
6 Medium Density - 50% flats, 50% houses (75 units)	75	£4.92	£2.72	£2.16	£1.59	£1.02	£0.45	£0.17	-£0.12
7 Low Density - 100% houses (100 units)	100	£9.83	£7.73	£6.75	£5.77	£4.78	£3.80	£3.30	£2.81
8 Low Density - 100% houses (50 units)	50	£4.92	£3.98	£3.48	£2.97	£2.47	£1.97	£1.72	£1.46
9 Low Density - 100% houses (25 units)	25	£2.46	£2.03	£1.84	£1.65	£1.45	£1.25	£1.15	£1.05
10 Medium Density - 100% flats (25 units)	25	£0.98	£0.15	£0.02	-£0.11	-£0.24	-£0.37	-£0.43	-£0.50
11 Low Density - 100% houses (10 units)	10	£0.98	£0.89	£0.78	£0.67	£0.57	£0.46	£0.41	£0.36
12 Medium Density - 100% flats (10 units)	10	£0.49	£0.40	£0.36	£0.31	£0.26	£0.20	£0.21	£0.22
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.49	£0.40	£0.36	£0.31	£0.26	£0.22	£0.19	£0.17
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.25	£0.09	£0.05	£0.01	-£0.02	-£0.06	-£0.08	-£0.10
15 Student housing scheme (studios) - 325 units	-	£4.92	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£4.92	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£2.95	-£1.33	-£1.51	-£1.69	-£1.88	-£2.06	-£2.15	-£2.24

BLV: INNER OFFICES

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£9.14	-£9.99	-£10.85	-£11.71	-£12.56	-£12.99	-£13.42
2 High Density flats 5 storeys (200 units)	200	£6.93	-£2.18	-£2.97	-£3.76	-£4.55	-£5.34	-£5.74	-£6.14
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£8.58	-£9.44	-£10.30	-£11.15	-£12.01	-£12.44	-£12.87
4 High Density flats 5 storeys MU (200 units)	100	£6.93	-£0.54	-£0.93	-£1.32	-£1.72	-£2.12	-£2.32	-£2.52
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£1.54	£0.97	£0.39	-£0.19	-£0.79	-£1.08	-£1.38
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£2.72	£2.16	£1.59	£1.02	£0.45	£0.17	-£0.12
7 Low Density - 100% houses (100 units)	100	£13.85	£7.73	£6.75	£5.77	£4.78	£3.80	£3.30	£2.81
8 Low Density - 100% houses (50 units)	50	£6.93	£3.98	£3.48	£2.97	£2.47	£1.97	£1.72	£1.46
9 Low Density - 100% houses (25 units)	25	£3.46	£2.03	£1.84	£1.65	£1.45	£1.25	£1.15	£1.05
10 Medium Density - 100% flats (25 units)	25	£1.39	£0.15	£0.02	-£0.11	-£0.24	-£0.37	-£0.43	-£0.50
11 Low Density - 100% houses (10 units)	10	£1.39	£0.89	£0.78	£0.67	£0.57	£0.46	£0.41	£0.36
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.18	£0.19	£0.20	£0.20	£0.21	£0.21	£0.22
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.40	£0.36	£0.31	£0.26	£0.22	£0.19	£0.17
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.09	£0.05	£0.01	-£0.02	-£0.06	-£0.08	-£0.10
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	-£1.33	-£1.51	-£1.69	-£1.88	-£2.06	-£2.15	-£2.24

BLV: INNER RETAIL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£9.14	-£9.99	-£10.85	-£11.71	-£12.56	-£12.99	-£13.42
2 High Density flats 5 storeys (200 units)	200	£6.22	-£2.18	-£2.97	-£3.76	-£4.55	-£5.34	-£5.74	-£6.14
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£8.58	-£9.44	-£10.30	-£11.15	-£12.01	-£12.44	-£12.87
4 High Density flats 5 storeys MU (200 units)	100	£6.22	-£0.54	-£0.93	-£1.32	-£1.72	-£2.12	-£2.32	-£2.52
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£1.54	£0.97	£0.39	-£0.19	-£0.79	-£1.08	-£1.38
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£2.72	£2.16	£1.59	£1.02	£0.45	£0.17	-£0.12
7 Low Density - 100% houses (100 units)	100	£12.44	£7.73	£6.75	£5.77	£4.78	£3.80	£3.30	£2.81
8 Low Density - 100% houses (50 units)	50	£6.22	£3.98	£3.48	£2.97	£2.47	£1.97	£1.72	£1.46
9 Low Density - 100% houses (25 units)	25	£3.11	£2.03	£1.84	£1.65	£1.45	£1.25	£1.15	£1.05
10 Medium Density - 100% flats (25 units)	25	£1.24	£0.15	£0.02	-£0.11	-£0.24	-£0.37	-£0.43	-£0.50
11 Low Density - 100% houses (10 units)	10	£1.24	£0.89	£0.78	£0.67	£0.57	£0.46	£0.41	£0.36
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.18	£0.19	£0.20	£0.20	£0.21	£0.21	£0.22
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.40	£0.36	£0.31	£0.26	£0.22	£0.19	£0.17
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.09	£0.05	£0.01	-£0.02	-£0.06	-£0.08	-£0.10
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£1.33	-£1.51	-£1.69	-£1.88	-£2.06	-£2.15	-£2.24

BLV: INDUSTRIAL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£9.14	-£9.99	-£10.85	-£11.71	-£12.56	-£12.99	-£13.42
2 High Density flats 5 storeys (200 units)	200	£2.79	-£2.18	-£2.97	-£3.76	-£4.55	-£5.34	-£5.74	-£6.14
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£8.58	-£9.44	-£10.30	-£11.15	-£12.01	-£12.44	-£12.87
4 High Density flats 5 storeys MU (200 units)	100	£2.79	-£0.54	-£0.93	-£1.32	-£1.72	-£2.12	-£2.32	-£2.52
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£1.54	£0.97	£0.39	-£0.19	-£0.79	-£1.08	-£1.38
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£2.72	£2.16	£1.59	£1.02	£0.45	£0.17	-£0.12
7 Low Density - 100% houses (100 units)	100	£5.58	£7.73	£6.75	£5.77	£4.78	£3.80	£3.30	£2.81
8 Low Density - 100% houses (50 units)	50	£2.79	£3.98	£3.48	£2.97	£2.47	£1.97	£1.72	£1.46
9 Low Density - 100% houses (25 units)	25	£1.39	£2.03	£1.84	£1.65	£1.45	£1.25	£1.15	£1.05
10 Medium Density - 100% flats (25 units)	25	£0.56	£0.15	£0.02	-£0.11	-£0.24	-£0.37	-£0.43	-£0.50
11 Low Density - 100% houses (10 units)	10	£0.56	£0.89	£0.78	£0.67	£0.57	£0.46	£0.41	£0.36
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.18	£0.19	£0.20	£0.20	£0.21	£0.21	£0.22
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.40	£0.36	£0.31	£0.26	£0.22	£0.19	£0.17
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.09	£0.05	£0.01	-£0.02	-£0.06	-£0.08	-£0.10
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	-£1.33	-£1.51	-£1.69	-£1.88	-£2.06	-£2.15	-£2.24

BLV: OUTER RETAIL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£9.14	-£9.99	-£10.85	-£11.71	-£12.56	-£12.99	-£13.42
2 High Density flats 5 storeys (200 units)	200	£1.42	-£2.18	-£2.97	-£3.76	-£4.55	-£5.34	-£5.74	-£6.14
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£8.58	-£9.44	-£10.30	-£11.15	-£12.01	-£12.44	-£12.87
4 High Density flats 5 storeys MU (200 units)	100	£1.42	-£0.54	-£0.93	-£1.32	-£1.72	-£2.12	-£2.32	-£2.52
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£1.54	£0.97	£0.39	-£0.19	-£0.79	-£1.08	-£1.38
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£2.72	£2.16	£1.59	£1.02	£0.45	£0.17	-£0.12
7 Low Density - 100% houses (100 units)	100	£2.84	£7.73	£6.75	£5.77	£4.78	£3.80	£3.30	£2.81
8 Low Density - 100% houses (50 units)	50	£1.42	£3.98	£3.48	£2.97	£2.47	£1.97	£1.72	£1.46
9 Low Density - 100% houses (25 units)	25	£0.71	£2.03	£1.84	£1.65	£1.45	£1.25	£1.15	£1.05
10 Medium Density - 100% flats (25 units)	25	£0.56	£0.15	£0.02	-£0.11	-£0.24	-£0.37	-£0.43	-£0.50
11 Low Density - 100% houses (10 units)	10	£0.28	£0.89	£0.78	£0.67	£0.57	£0.46	£0.41	£0.36
12 Medium Density - 100% flats (10 units)	10	£0.14	£0.18	£0.19	£0.20	£0.20	£0.21	£0.21	£0.22
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.40	£0.36	£0.31	£0.26	£0.22	£0.19	£0.17
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.09	£0.05	£0.01	-£0.02	-£0.06	-£0.08	-£0.10
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£1.33	-£1.51	-£1.69	-£1.88	-£2.06	-£2.15	-£2.24

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	£-9.14	£-9.99	£-10.85	£-11.71	£-12.56	£-12.99	£-13.42
2 High Density flats 5 storeys (200 units)	200	£0.50	£-2.18	£-2.97	£-3.76	£-4.55	£-5.34	£-5.74	£-6.14
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	£-8.58	£-9.44	£-10.30	£-11.15	£-12.01	£-12.44	£-12.87
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£-0.54	£-0.93	£-1.32	£-1.72	£-2.12	£-2.32	£-2.52
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£1.54	£0.97	£0.39	£-0.19	£-0.79	£-1.08	£-1.38
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£2.72	£2.16	£1.59	£1.02	£0.45	£0.17	£-0.12
7 Low Density - 100% houses (100 units)	100	£1.00	£7.73	£6.75	£5.77	£4.78	£3.80	£3.30	£2.81
8 Low Density - 100% houses (50 units)	50	£0.50	£3.98	£3.48	£2.97	£2.47	£1.97	£1.72	£1.46
9 Low Density - 100% houses (25 units)	25	£0.25	£2.03	£1.84	£1.65	£1.45	£1.25	£1.15	£1.05
10 Medium Density - 100% flats (25 units)	25	£0.10	£0.15	£0.02	£-0.11	£-0.24	£-0.37	£-0.43	£-0.50
11 Low Density - 100% houses (10 units)	10	£0.10	£0.89	£0.78	£0.67	£0.57	£0.46	£0.41	£0.36
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.18	£0.19	£0.20	£0.20	£0.21	£0.21	£0.22
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.40	£0.36	£0.31	£0.26	£0.22	£0.19	£0.17
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.09	£0.05	£0.01	£-0.02	£-0.06	£-0.08	£-0.10
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.51
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	£-1.33	£-1.51	£-1.69	£-1.88	£-2.06	£-2.15	£-2.24

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,311 ps/m

AH tenure 75% rent 25% SO 0% FH

First Homes discount:

50%

BLV: EXISTING RESIDENTIAL LAND

BLV: EXISTING RESIDENTIAL LAND			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£5.17	-£7.60	-£8.52	-£9.44	-£10.37	-£11.29	-£11.75	-£12.21	
2 High Density flats 5 storeys (200 units)	200	£5.17	-£0.42	-£1.30	-£2.18	-£3.06	-£3.95	-£4.39	-£4.84	
3 High Density flats 6+ storeys MU (200 units)	200	£5.17	-£7.04	-£7.97	-£8.89	-£9.81	-£10.73	-£11.20	-£11.66	
4 High Density flats 5 storeys MU (200 units)	100	£5.17	-£0.34	-£0.10	-£0.54	-£0.98	-£1.42	-£1.64	-£1.86	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£5.17	-£2.70	-£2.06	-£1.42	-£0.77	-£0.13	-£0.20	-£0.53	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£5.17	£3.69	£3.08	£2.46	£1.84	£1.22	£0.91	£0.60	
7 Low Density - 100% houses (100 units)	100	£10.35	£9.27	£8.21	£7.14	£6.07	£5.00	£4.46	£3.92	
8 Low Density - 100% houses (50 units)	50	£5.17	£4.77	£4.22	£3.68	£3.13	£2.59	£2.31	£2.04	
9 Low Density - 100% houses (25 units)	25	£2.59	£2.42	£2.19	£1.96	£1.73	£1.49	£1.37	£1.24	
10 Medium Density - 100% flats (25 units)	25	£1.03	£0.43	£0.29	£0.14	£0.00	-£0.14	-£0.22	-£0.29	
11 Low Density - 100% houses (10 units)	10	£1.03	£1.06	£0.94	£0.83	£0.71	£0.59	£0.54	£0.48	
12 Medium Density - 100% flats (10 units)	10	£0.52	£0.30	£0.30	£0.31	£0.32	£0.32	£0.33	£0.33	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.52	£0.49	£0.44	£0.39	£0.34	£0.28	£0.26	£0.23	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.26	£0.14	£0.11	£0.07	£0.03	-£0.01	-£0.03	-£0.05	
15 Student housing scheme (studios) - 325 units	-	£5.17	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£5.17	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.10	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99	

BLV: INNER OFFICES

BLV: INNER OFFICES											
Description	No of units	BLV (£ m)									
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£7.60	-£8.52	-£9.44	-£10.37	-£11.29	-£11.75	-£12.21		
2 High Density flats 5 storeys (200 units)	200	£6.93	-£0.42	-£1.30	-£2.18	-£3.06	-£3.95	-£4.39	-£4.84		
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£7.04	-£7.97	-£8.89	-£9.81	-£10.73	-£11.20	-£11.66		
4 High Density flats 5 storeys MU (200 units)	100	£6.93	-£0.34	-£0.10	-£0.54	-£0.98	-£1.42	-£1.64	-£1.86		
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	-£2.70	-£2.06	-£1.42	-£0.77	-£0.13	-£0.20	-£0.53		
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£3.69	£3.08	£2.46	£1.84	£1.22	£0.91	£0.60		
7 Low Density - 100% houses (100 units)	100	£13.85	£9.27	£8.21	£7.14	£6.07	£5.00	£4.46	£3.92		
8 Low Density - 100% houses (50 units)	50	£6.93	£4.77	£4.22	£3.68	£3.13	£2.59	£2.31	£2.04		
9 Low Density - 100% houses (25 units)	25	£3.46	£2.42	£2.19	£1.96	£1.73	£1.49	£1.37	£1.24		
10 Medium Density - 100% flats (25 units)	25	£1.39	£0.43	£0.29	£0.14	£0.00	-£0.14	-£0.22	-£0.29		
11 Low Density - 100% houses (10 units)	10	£1.39	£1.06	£0.94	£0.83	£0.71	£0.59	£0.54	£0.48		
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.30	£0.30	£0.31	£0.32	£0.32	£0.33	£0.33		
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.49	£0.44	£0.39	£0.34	£0.28	£0.26	£0.23		
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.14	£0.11	£0.07	£0.03	-£0.01	-£0.03	-£0.05		
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64		
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58		
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99		

BLV: INNER RETAIL

BLV: INNER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£7.60	-£8.52	-£9.44	-£10.37	-£11.29	-£11.75	-£12.21	
2 High Density flats 5 storeys (200 units)	200	£6.22	-£0.42	-£1.30	-£2.18	-£3.06	-£3.95	-£4.39	-£4.84	
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£7.04	-£7.97	-£8.89	-£9.81	-£10.73	-£11.20	-£11.66	
4 High Density flats 5 storeys MU (200 units)	100	£6.22	-£0.34	-£0.10	-£0.54	-£0.98	-£1.42	-£1.64	-£1.86	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	-£2.70	-£2.06	-£1.42	-£0.77	-£0.13	-£0.20	-£0.53	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£3.69	£3.08	£2.46	£1.84	£1.22	£0.91	£0.60	
7 Low Density - 100% houses (100 units)	100	£12.44	£9.27	£8.21	£7.14	£6.07	£5.00	£4.46	£3.92	
8 Low Density - 100% houses (50 units)	50	£6.22	£4.77	£4.22	£3.68	£3.13	£2.59	£2.31	£2.04	
9 Low Density - 100% houses (25 units)	25	£3.11	£2.42	£2.19	£1.96	£1.73	£1.49	£1.37	£1.24	
10 Medium Density - 100% flats (25 units)	25	£1.24	£0.43	£0.29	£0.14	£0.00	-£0.14	-£0.22	-£0.29	
11 Low Density - 100% houses (10 units)	10	£1.24	£1.06	£0.94	£0.83	£0.71	£0.59	£0.54	£0.48	
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.30	£0.30	£0.31	£0.32	£0.32	£0.33	£0.33	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.49	£0.44	£0.39	£0.34	£0.28	£0.26	£0.23	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.14	£0.11	£0.07	£0.03	-£0.01	-£0.03	-£0.05	
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99	

BLV: INDUSTRIAL

BLV: INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£7.60	-£8.52	-£9.44	-£10.37	-£11.29	-£11.75	-£12.21	
2 High Density flats 5 storeys (200 units)	200	£2.79	-£0.42	-£1.30	-£2.18	-£3.06	-£3.95	-£4.39	-£4.84	
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£7.04	-£7.97	-£8.89	-£9.81	-£10.73	-£11.20	-£11.66	
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£0.34	-£0.10	-£0.54	-£0.98	-£1.42	-£1.64	-£1.86	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£2.70	£2.06	£1.42	£0.77	£0.13	-£0.20	-£0.53	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£3.69	£3.08	£2.46	£1.84	£1.22	£0.91	£0.60	
7 Low Density - 100% houses (100 units)	100	£5.58	£9.27	£8.21	£7.14	£6.07	£5.00	£4.46	£3.92	
8 Low Density - 100% houses (50 units)	50	£2.79	£4.77	£4.22	£3.68	£3.13	£2.59	£2.31	£2.04	
9 Low Density - 100% houses (25 units)	25	£1.39	£2.42	£2.19	£1.96	£1.73	£1.49	£1.37	£1.24	
10 Medium Density - 100% flats (25 units)	25	£0.56	£0.43	£0.29	£0.14	£0.00	-£0.14	-£0.22	-£0.29	
11 Low Density - 100% houses (10 units)	10	£0.56	£1.06	£0.94	£0.83	£0.71	£0.59	£0.54	£0.48	
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.30	£0.30	£0.31	£0.32	£0.32	£0.33	£0.33	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.49	£0.44	£0.39	£0.34	£0.28	£0.26	£0.23	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.14	£0.11	£0.07	£0.03	-£0.01	-£0.03	-£0.05	
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99	

BLV: OUTER RETAIL

BLV: OUTER RETAIL			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH	
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£7.60	-£8.52	-£9.44	-£10.37	-£11.29	-£11.75	-£12.21	
2 High Density flats 5 storeys (200 units)	200	£1.42	-£0.42	-£1.30	-£2.18	-£3.06	-£3.95	-£4.39	-£4.84	
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£7.04	-£7.97	-£8.89	-£9.81	-£10.73	-£11.20	-£11.66	
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£0.34	-£0.10	-£0.54	-£0.98	-£1.42	-£1.64	-£1.86	
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£2.70	£2.06	£1.42	£0.77	£0.13	-£0.20	-£0.53	
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£3.69	£3.08	£2.46	£1.84	£1.22	£0.91	£0.60	
7 Low Density - 100% houses (100 units)	100	£2.84	£9.27	£8.21	£7.14	£6.07	£5.00	£4.46	£3.92	
8 Low Density - 100% houses (50 units)	50	£1.42	£4.77	£4.22	£3.68	£3.13	£2.59	£2.31	£2.04	
9 Low Density - 100% houses (25 units)	25	£0.71	£2.42	£2.19	£1.96	£1.73	£1.49	£1.37	£1.24	
10 Medium Density - 100% flats (25 units)	25	£0.28	£0.43	£0.29	£0.14	£0.00	-£0.14	-£0.22	-£0.29	
11 Low Density - 100% houses (10 units)	10	£0.28	£1.06	£0.94	£0.83	£0.71	£0.59	£0.54	£0.48	
12 Medium Density - 100% flats (10 units)	10	£0.14	£0.30	£0.30	£0.31	£0.32	£0.32	£0.33	£0.33	
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.49	£0.44	£0.39	£0.34	£0.28	£0.26	£0.23	
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.14	£0.11	£0.07	£0.03	-£0.01	-£0.03	-£0.05	
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64	
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58	
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99	

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£7.60	-£8.52	-£9.44	-£10.37	-£11.29	-£11.75	-£12.21
2 High Density flats 5 storeys (200 units)	200	£0.50	-£0.42	-£1.30	-£2.18	-£3.06	-£3.95	-£4.39	-£4.84
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£7.04	-£7.97	-£8.89	-£9.81	-£10.73	-£11.20	-£11.66
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£0.34	-£0.10	-£0.54	-£0.98	-£1.42	-£1.64	-£1.86
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£2.70	£2.06	£1.42	£0.77	£0.13	-£0.20	-£0.53
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£3.69	£3.08	£2.46	£1.84	£1.22	£0.91	£0.60
7 Low Density - 100% houses (100 units)	100	£1.00	£9.27	£8.21	£7.14	£6.07	£5.00	£4.46	£3.92
8 Low Density - 100% houses (50 units)	50	£0.50	£4.77	£4.22	£3.68	£3.13	£2.59	£2.31	£2.04
9 Low Density - 100% houses (25 units)	25	£0.25	£2.42	£2.19	£1.96	£1.73	£1.49	£1.37	£1.24
10 Medium Density - 100% flats (25 units)	25	£0.10	£0.43	£0.29	£0.14	£0.00	-£0.14	-£0.22	-£0.29
11 Low Density - 100% houses (10 units)	10	£0.10	£1.06	£0.94	£0.83	£0.71	£0.59	£0.54	£0.48
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.30	£0.30	£0.31	£0.32	£0.32	£0.33	£0.33
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.49	£0.44	£0.39	£0.34	£0.28	£0.26	£0.23
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.14	£0.11	£0.07	£0.03	-£0.01	-£0.03	-£0.05
15 Student housing scheme (4 studios) - 325 units	-	£0.50	£13.93	£11.27	£8.62	£5.96	£3.30	£1.97	£0.64
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£34.29	£27.75	£21.21	£14.67	£8.12	£4.85	£1.58
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	-£1.00	-£1.20	-£1.40	-£1.59	-£1.79	-£1.89	-£1.99

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,525 psfm AH tenure 75% rent 25% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£5.43	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55
2 High Density flats 5 storeys (200 units)	200	£5.43	£0.84	£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11
3 High Density flats 6+ storeys MU (200 units)	200	£5.43	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99
4 High Density flats 5 storeys MU (200 units)	100	£5.43	£0.97	£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00
5 Medium Density - 75% flats, 25% houses (100 units)	100	£5.43	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59
6 Medium Density - 50% flats, 50% houses (75 units)	75	£5.43	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56
7 Low Density - 100% houses (100 units)	100	£10.86	£10.51	£9.50	£8.48	£7.46	£6.44	£5.92	£5.41
8 Low Density - 100% houses (50 units)	50	£5.43	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80
9 Low Density - 100% houses (25 units)	25	£2.71	£2.74	£2.49	£2.23	£1.96	£1.70	£1.56	£1.42
10 Medium Density - 100% flats (25 units)	25	£1.09	£0.64	£0.51	£0.38	£0.25	£0.12	£0.05	-£0.02
11 Low Density - 100% houses (10 units)	10	£1.09	£1.20	£1.09	£0.97	£0.86	£0.75	£0.69	£0.64
12 Medium Density - 100% flats (10 units)	10	£0.54	£0.39	£0.40	£0.41	£0.41	£0.42	£0.43	£0.43
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.54	£0.56	£0.51	£0.47	£0.42	£0.37	£0.34	£0.32
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.27	£0.19	£0.15	£0.12	£0.08	£0.05	£0.03	£0.01
15 Student housing scheme (studios) - 325 units	-	£5.43	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£5.43	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.26	-£0.77	-£0.95	-£1.12	-£1.29	-£1.47	-£1.56	-£1.64

BLV: INNER OFFICES

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55
2 High Density flats 5 storeys (200 units)	200	£6.93	£0.84	£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£0.97	£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56
7 Low Density - 100% houses (100 units)	100	£13.85	£10.51	£9.50	£8.48	£7.46	£6.44	£5.92	£5.41
8 Low Density - 100% houses (50 units)	50	£6.93	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80
9 Low Density - 100% houses (25 units)	25	£3.46	£2.74	£2.49	£2.23	£1.96	£1.70	£1.56	£1.42
10 Medium Density - 100% flats (25 units)	25	£1.39	£0.64	£0.51	£0.38	£0.25	£0.12	£0.05	-£0.02
11 Low Density - 100% houses (10 units)	10	£1.39	£1.20	£1.09	£0.97	£0.86	£0.75	£0.69	£0.64
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.39	£0.40	£0.41	£0.41	£0.42	£0.43	£0.43
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.56	£0.51	£0.47	£0.42	£0.37	£0.34	£0.32
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.19	£0.15	£0.12	£0.08	£0.05	£0.03	£0.01
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	-£0.77	-£0.95	-£1.12	-£1.29	-£1.47	-£1.56	-£1.64

BLV: INNER RETAIL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55
2 High Density flats 5 storeys (200 units)	200	£6.22	£0.84	£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£0.97	£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56
7 Low Density - 100% houses (100 units)	100	£12.44	£10.51	£9.50	£8.48	£7.46	£6.44	£5.92	£5.41
8 Low Density - 100% houses (50 units)	50	£6.22	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80
9 Low Density - 100% houses (25 units)	25	£3.11	£2.74	£2.49	£2.23	£1.96	£1.70	£1.56	£1.42
10 Medium Density - 100% flats (25 units)	25	£1.24	£0.64	£0.51	£0.38	£0.25	£0.12	£0.05	-£0.02
11 Low Density - 100% houses (10 units)	10	£1.24	£1.20	£1.09	£0.97	£0.86	£0.75	£0.69	£0.64
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.39	£0.40	£0.41	£0.41	£0.42	£0.43	£0.43
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.56	£0.51	£0.47	£0.42	£0.37	£0.34	£0.32
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.19	£0.15	£0.12	£0.08	£0.05	£0.03	£0.01
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£0.77	-£0.95	-£1.12	-£1.29	-£1.47	-£1.56	-£1.64

BLV: INDUSTRIAL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55
2 High Density flats 5 storeys (200 units)	200	£2.79	£0.84	£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£0.97	£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56
7 Low Density - 100% houses (100 units)	100	£5.58	£10.51	£9.50	£8.48	£7.46	£6.44	£5.92	£5.41
8 Low Density - 100% houses (50 units)	50	£2.79	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80
9 Low Density - 100% houses (25 units)	25	£1.39	£2.74	£2.49	£2.23	£1.96	£1.70	£1.56	£1.42
10 Medium Density - 100% flats (25 units)	25	£0.56	£0.64	£0.51	£0.38	£0.25	£0.12	£0.05	-£0.02
11 Low Density - 100% houses (10 units)	10	£0.56	£1.20	£1.09	£0.97	£0.86	£0.75	£0.69	£0.64
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.39	£0.40	£0.41	£0.41	£0.42	£0.43	£0.43
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.56	£0.51	£0.47	£0.42	£0.37	£0.34	£0.32
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.19	£0.15	£0.12	£0.08	£0.05	£0.03	£0.01
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	-£0.77	-£0.95	-£1.12	-£1.29	-£1.47	-£1.56	-£1.64

BLV: OUTER RETAIL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55
2 High Density flats 5 storeys (200 units)	200	£1.42	£0.84	£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£0.97	£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56
7 Low Density - 100% houses (100 units)	100	£2.84	£10.51	£9.50	£8.48	£7.46	£6.44	£5.92	£5.41
8 Low Density - 100% houses (50 units)	50	£1.42	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80
9 Low Density - 100% houses (25 units)	25	£0.71	£2.74	£2.49	£2.23	£1.96	£1.70	£1.56	£1.42
10 Medium Density - 100% flats (25 units)	25	£0.56	£0.64	£0.51	£0.38	£0.25	£0.12	£0.05	-£0.02
11 Low Density - 100% houses (10 units)	10	£0.28	£1.20	£1.09	£0.97	£0.86	£0.75	£0.69	£0.64
12 Medium Density - 100% flats (10 units)	10	£0.14	£0.39	£0.40	£0.41	£0.41	£0.42	£0.43	£0.43
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.56	£0.51	£0.47	£0.42	£0.37	£0.34	£0.32
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.19	£0.15	£0.12	£0.08	£0.05	£0.03	£0.01
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£0.77	-£0.95	-£1.12	-£1.29	-£1.47	-£1.56	-£1.64

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£6.49	-£7.30	-£8.11	-£8.93	-£9.74	-£10.14	-£10.55
2 High Density flats 5 storeys (200 units)	200	£0.50	£0.84	£0.07	-£0.71	-£1.51	-£2.30	-£2.70	-£3.11
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£5.94	-£6.75	-£7.56	-£8.37	-£9.18	-£9.59	-£9.99
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£0.97	£0.58	£0.19	-£0.20	-£0.60	-£0.80	-£1.00
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£3.57	£2.98	£2.39	£1.79	£1.19	£0.89	£0.59
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£4.44	£3.86	£3.29	£2.72	£2.14	£1.85	£1.56
7 Low Density - 100% houses (100 units)	100	£1.00	£10.51	£9.50	£8.48	£7.46	£6.44	£5.92	£5.41
8 Low Density - 100% houses (50 units)	50	£0.50	£5.40	£4.89	£4.37	£3.85	£3.33	£3.06	£2.80
9 Low Density - 100% houses (25 units)	25	£0.25	£2.74	£2.49	£2.23	£1.96	£1.70	£1.56	£1.42
10 Medium Density - 100% flats (25 units)	25	£0.10	£0.64	£0.51	£0.38	£0.25	£0.12	£0.05	-£0.02
11 Low Density - 100% houses (10 units)	10	£0.10	£1.20	£1.09	£0.97	£0.86	£0.75	£0.69	£0.64
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.39	£0.40	£0.41	£0.41	£0.42	£0.43	£0.43
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.56	£0.51	£0.47	£0.42	£0.37	£0.34	£0.32
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.19	£0.15	£0.12	£0.08	£0.05	£0.03	£0.01
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	-£0.77	-£0.95	-£1.12	-£1.29	-£1.47	-£1.56	-£1.64

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,739 psfm AH tenure 75% rent 25% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£5.69	£4.96	£5.78	£6.61	£7.44	£8.26	£8.68	£9.09
2 High Density flats 5 storeys (200 units)	200	£5.69	£2.58	£1.76	£0.94	£0.12	£0.72	£1.14	£1.57
3 High Density flats 6+ storeys MU (200 units)	200	£5.69	£4.40	£5.23	£6.06	£6.88	£7.71	£8.12	£8.54
4 High Density flats 5 storeys MU (200 units)	100	£5.69	£1.83	£1.43	£1.02	£0.61	£0.19	£0.02	£0.23
5 Medium Density - 75% flats, 25% houses (100 units)	100	£5.69	£4.73	£4.10	£3.48	£2.85	£2.21	£1.89	£1.57
6 Medium Density - 50% flats, 50% houses (75 units)	75	£5.69	£5.40	£4.80	£4.20	£3.60	£3.00	£2.70	£2.39
7 Low Density - 100% houses (100 units)	100	£11.37	£12.05	£10.99	£9.92	£8.86	£7.78	£7.24	£6.70
8 Low Density - 100% houses (50 units)	50	£5.69	£6.19	£5.65	£5.11	£4.56	£4.02	£3.74	£3.47
9 Low Density - 100% houses (25 units)	25	£2.84	£3.13	£2.84	£2.54	£2.24	£1.93	£1.78	£1.62
10 Medium Density - 100% flats (25 units)	25	£1.14	£0.92	£0.78	£0.65	£0.51	£0.37	£0.30	£0.23
11 Low Density - 100% houses (10 units)	10	£1.14	£1.37	£1.25	£1.13	£1.02	£0.90	£0.84	£0.78
12 Medium Density - 100% flats (10 units)	10	£0.57	£0.50	£0.51	£0.52	£0.53	£0.54	£0.54	£0.55
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.57	£0.65	£0.60	£0.55	£0.50	£0.44	£0.42	£0.39
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.28	£0.25	£0.21	£0.17	£0.14	£0.10	£0.08	£0.06
15 Student housing scheme (studios) - 325 units	-	£5.69	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£5.69	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.41	£0.45	£0.63	£0.81	£0.98	£1.16	£1.25	£1.34

BLV: INNER OFFICES

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.93	£4.96	£5.78	£6.61	£7.44	£8.26	£8.68	£9.09
2 High Density flats 5 storeys (200 units)	200	£6.93	£2.58	£1.76	£0.94	£0.12	£0.72	£1.14	£1.57
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	£4.40	£5.23	£6.06	£6.88	£7.71	£8.12	£8.54
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£1.83	£1.43	£1.02	£0.61	£0.19	£0.02	£0.23
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£4.73	£4.10	£3.48	£2.85	£2.21	£1.89	£1.57
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£5.40	£4.80	£4.20	£3.60	£3.00	£2.70	£2.39
7 Low Density - 100% houses (100 units)	100	£13.85	£12.05	£10.99	£9.92	£8.86	£7.78	£7.24	£6.70
8 Low Density - 100% houses (50 units)	50	£6.93	£6.19	£5.65	£5.11	£4.56	£4.02	£3.74	£3.47
9 Low Density - 100% houses (25 units)	25	£3.46	£3.13	£2.84	£2.54	£2.24	£1.93	£1.78	£1.62
10 Medium Density - 100% flats (25 units)	25	£1.39	£0.92	£0.78	£0.65	£0.51	£0.37	£0.30	£0.23
11 Low Density - 100% houses (10 units)	10	£1.39	£1.37	£1.25	£1.13	£1.02	£0.90	£0.84	£0.78
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.50	£0.51	£0.52	£0.53	£0.54	£0.54	£0.55
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.65	£0.60	£0.55	£0.50	£0.44	£0.42	£0.39
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.25	£0.21	£0.17	£0.14	£0.10	£0.08	£0.06
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	£0.45	£0.63	£0.81	£0.98	£1.16	£1.25	£1.34

BLV: INNER RETAIL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	£4.96	£5.78	£6.61	£7.44	£8.26	£8.68	£9.09
2 High Density flats 5 storeys (200 units)	200	£6.22	£2.58	£1.76	£0.94	£0.12	£0.72	£1.14	£1.57
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	£4.40	£5.23	£6.06	£6.88	£7.71	£8.12	£8.54
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£1.83	£1.43	£1.02	£0.61	£0.19	£0.02	£0.23
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£4.73	£4.10	£3.48	£2.85	£2.21	£1.89	£1.57
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£5.40	£4.80	£4.20	£3.60	£3.00	£2.70	£2.39
7 Low Density - 100% houses (100 units)	100	£12.44	£12.05	£10.99	£9.92	£8.86	£7.78	£7.24	£6.70
8 Low Density - 100% houses (50 units)	50	£6.22	£6.19	£5.65	£5.11	£4.56	£4.02	£3.74	£3.47
9 Low Density - 100% houses (25 units)	25	£3.11	£3.13	£2.84	£2.54	£2.24	£1.93	£1.78	£1.62
10 Medium Density - 100% flats (25 units)	25	£1.24	£0.92	£0.78	£0.65	£0.51	£0.37	£0.30	£0.23
11 Low Density - 100% houses (10 units)	10	£1.24	£1.37	£1.25	£1.13	£1.02	£0.90	£0.84	£0.78
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.50	£0.51	£0.52	£0.53	£0.54	£0.54	£0.55
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.65	£0.60	£0.55	£0.50	£0.44	£0.42	£0.39
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.25	£0.21	£0.17	£0.14	£0.10	£0.08	£0.06
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	£0.45	£0.63	£0.81	£0.98	£1.16	£1.25	£1.34

BLV: INDUSTRIAL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	£4.96	£5.78	£6.61	£7.44	£8.26	£8.68	£9.09
2 High Density flats 5 storeys (200 units)	200	£2.79	£2.58	£1.76	£0.94	£0.12	£0.72	£1.14	£1.57
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	£4.40	£5.23	£6.06	£6.88	£7.71	£8.12	£8.54
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£1.83	£1.43	£1.02	£0.61	£0.19	£0.02	£0.23
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£4.73	£4.10	£3.48	£2.85	£2.21	£1.89	£1.57
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£5.40	£4.80	£4.20	£3.60	£3.00	£2.70	£2.39
7 Low Density - 100% houses (100 units)	100	£5.58	£12.05	£10.99	£9.92	£8.86	£7.78	£7.24	£6.70
8 Low Density - 100% houses (50 units)	50	£2.79	£6.19	£5.65	£5.11	£4.56	£4.02	£3.74	£3.47
9 Low Density - 100% houses (25 units)	25	£1.39	£3.13	£2.84	£2.54	£2.24	£1.93	£1.78	£1.62
10 Medium Density - 100% flats (25 units)	25	£0.56	£0.92	£0.78	£0.65	£0.51	£0.37	£0.30	£0.23
11 Low Density - 100% houses (10 units)	10	£0.56	£1.37	£1.25	£1.13	£1.02	£0.90	£0.84	£0.78
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.50	£0.51	£0.52	£0.53	£0.54	£0.54	£0.55
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.65	£0.60	£0.55	£0.50	£0.44	£0.42	£0.39
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.25	£0.21	£0.17	£0.14	£0.10	£0.08	£0.06
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	£0.45	£0.63	£0.81	£0.98	£1.16	£1.25	£1.34

BLV: OUTER RETAIL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£1.42	£4.96	£5.78	£6.61	£7.44	£8.26	£8.68	£9.09
2 High Density flats 5 storeys (200 units)	200	£1.42	£2.58	£1.76	£0.94	£0.12	£0.72	£1.14	£1.57
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	£4.40	£5.23	£6.06	£6.88	£7.71	£8.12	£8.54
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£1.83	£1.43	£1.02	£0.61	£0.19	£0.02	£0.23
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£4.73	£4.10	£3.48	£2.85	£2.21	£1.89	£1.57
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£5.40	£4.80	£4.20	£3.60	£3.00	£2.70	£2.39
7 Low Density - 100% houses (100 units)	100	£2.84	£12.05	£10.99	£9.92	£8.86	£7.78	£7.24	£6.70
8 Low Density - 100% houses (50 units)	50	£1.42	£6.19	£5.65	£5.11	£4.56	£4.02	£3.74	£3.47
9 Low Density - 100% houses (25 units)	25	£0.71	£3.13	£2.84	£2.54	£2.24	£1.93	£1.78	£1.62
10 Medium Density - 100% flats (25 units)	25	£0.28	£0.92	£0.78	£0.65	£0.51	£0.37	£0.30	£0.23
11 Low Density - 100% houses (10 units)	10	£0.28	£1.37	£1.25	£1.13	£1.02	£0.90	£0.84	£0.78
12 Medium Density - 100% flats (10 units)	10	£0.14	£0.50	£0.51	£0.52	£0.53	£0.54	£0.54	£0.55
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.65	£0.60	£0.55	£0.50	£0.44	£0.42	£0.39
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.25	£0.21	£0.17	£0.14	£0.10	£0.08	£0.06
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	£0.45	£0.63	£0.81	£0.98	£1.16	£1.25	£1.34

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£4.96	-£5.78	-£6.61	-£7.44	-£8.26	-£8.68	-£9.09
2 High Density flats 5 storeys (200 units)	200	£0.50	£2.58	£1.76	£0.94	£0.12	-£0.72	-£1.14	-£1.57
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£4.40	-£5.23	-£6.06	-£6.88	-£7.71	-£8.12	-£8.54
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£1.83	£1.43	£1.02	£0.61	£0.19	-£0.02	-£0.23
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£4.73	£4.10	£3.48	£2.85	£2.21	£1.89	£1.57
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£5.40	£4.80	£4.20	£3.60	£3.00	£2.70	£2.39
7 Low Density - 100% houses (100 units)	100	£1.00	£12.05	£10.99	£9.92	£8.86	£7.78	£7.24	£6.70
8 Low Density - 100% houses (50 units)	50	£0.50	£6.19	£5.65	£5.11	£4.56	£4.02	£3.74	£3.47
9 Low Density - 100% houses (25 units)	25	£0.25	£3.13	£2.84	£2.54	£2.24	£1.93	£1.78	£1.62
10 Medium Density - 100% flats (25 units)	25	£0.10	£0.92	£0.78	£0.65	£0.51	£0.37	£0.30	£0.23
11 Low Density - 100% houses (10 units)	10	£0.10	£1.37	£1.25	£1.13	£1.02	£0.90	£0.84	£0.78
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.50	£0.51	£0.52	£0.53	£0.54	£0.54	£0.55
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.65	£0.60	£0.55	£0.50	£0.44	£0.42	£0.39
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.25	£0.21	£0.17	£0.14	£0.10	£0.08	£0.06
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£1.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	-£0.45	-£0.63	-£0.81	-£0.98	-£1.16	-£1.25	-£1.34

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £4,954 psm AH tenure 75% rent 25% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£5.94	-£3.42	-£4.26	-£5.11	-£5.95	-£6.79	-£7.22	-£7.64
2 High Density flats 5 storeys (200 units)	200	£5.94	£4.30	£3.44	£2.59	£1.72	£0.85	£0.41	-£0.03
3 High Density flats 6+ storeys MU (200 units)	200	£5.94	-£2.87	-£3.71	-£4.55	-£5.40	-£6.24	-£6.66	-£7.08
4 High Density flats 5 storeys MU (200 units)	100	£5.94	£2.69	£2.26	£1.83	£1.40	£0.97	£0.75	£0.53
5 Medium Density - 75% flats, 25% houses (100 units)	100	£5.94	£5.87	£5.21	£4.55	£3.89	£3.22	£2.88	£2.55
6 Medium Density - 50% flats, 50% houses (75 units)	75	£5.94	£6.35	£5.73	£5.11	£4.48	£3.85	£3.54	£3.23
7 Low Density - 100% houses (100 units)	100	£11.89	£13.59	£12.48	£11.36	£10.24	£9.12	£8.56	£7.99
8 Low Density - 100% houses (50 units)	50	£5.94	£6.98	£6.42	£5.85	£5.28	£4.71	£4.42	£4.13
9 Low Density - 100% houses (25 units)	25	£2.97	£3.53	£3.20	£2.86	£2.52	£2.17	£1.99	£1.82
10 Medium Density - 100% flats (25 units)	25	£1.19	£1.20	£1.06	£0.91	£0.76	£0.62	£0.54	£0.47
11 Low Density - 100% houses (10 units)	10	£1.19	£1.54	£1.42	£1.29	£1.17	£1.04	£0.98	£0.92
12 Medium Density - 100% flats (10 units)	10	£0.59	£0.62	£0.63	£0.63	£0.64	£0.65	£0.66	£0.66
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.59	£0.74	£0.69	£0.63	£0.58	£0.52	£0.49	£0.46
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.30	£0.31	£0.27	£0.23	£0.19	£0.16	£0.14	£0.12
15 Student housing scheme (studios) - 325 units	-	£5.94	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£5.94	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.57	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03

BLV: INNER OFFICES

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£3.42	-£4.26	-£5.11	-£5.95	-£6.79	-£7.22	-£7.64
2 High Density flats 5 storeys (200 units)	200	£6.93	£4.30	£3.44	£2.59	£1.72	£0.85	£0.41	-£0.03
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£2.87	-£3.71	-£4.55	-£5.40	-£6.24	-£6.66	-£7.08
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£2.69	£2.26	£1.83	£1.40	£0.97	£0.75	£0.53
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£5.87	£5.21	£4.55	£3.89	£3.22	£2.88	£2.55
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£6.35	£5.73	£5.11	£4.48	£3.85	£3.54	£3.23
7 Low Density - 100% houses (100 units)	100	£13.85	£13.59	£12.48	£11.36	£10.24	£9.12	£8.56	£7.99
8 Low Density - 100% houses (50 units)	50	£6.93	£6.98	£6.42	£5.85	£5.28	£4.71	£4.42	£4.13
9 Low Density - 100% houses (25 units)	25	£3.46	£3.53	£3.20	£2.86	£2.52	£2.17	£1.99	£1.82
10 Medium Density - 100% flats (25 units)	25	£1.39	£1.20	£1.06	£0.91	£0.76	£0.62	£0.54	£0.47
11 Low Density - 100% houses (10 units)	10	£1.39	£1.54	£1.42	£1.29	£1.17	£1.04	£0.98	£0.92
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.62	£0.63	£0.63	£0.64	£0.65	£0.66	£0.66
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.74	£0.69	£0.63	£0.58	£0.52	£0.49	£0.46
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.31	£0.27	£0.23	£0.19	£0.16	£0.14	£0.12
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03

BLV: INNER RETAIL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£3.42	-£4.26	-£5.11	-£5.95	-£6.79	-£7.22	-£7.64
2 High Density flats 5 storeys (200 units)	200	£6.22	£4.30	£3.44	£2.59	£1.72	£0.85	£0.41	-£0.03
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£2.87	-£3.71	-£4.55	-£5.40	-£6.24	-£6.66	-£7.08
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£2.69	£2.26	£1.83	£1.40	£0.97	£0.75	£0.53
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£5.87	£5.21	£4.55	£3.89	£3.22	£2.88	£2.55
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£6.35	£5.73	£5.11	£4.48	£3.85	£3.54	£3.23
7 Low Density - 100% houses (100 units)	100	£12.44	£13.59	£12.48	£11.36	£10.24	£9.12	£8.56	£7.99
8 Low Density - 100% houses (50 units)	50	£6.22	£6.98	£6.42	£5.85	£5.28	£4.71	£4.42	£4.13
9 Low Density - 100% houses (25 units)	25	£3.11	£3.53	£3.20	£2.86	£2.52	£2.17	£1.99	£1.82
10 Medium Density - 100% flats (25 units)	25	£1.24	£1.20	£1.06	£0.91	£0.76	£0.62	£0.54	£0.47
11 Low Density - 100% houses (10 units)	10	£1.24	£1.54	£1.42	£1.29	£1.17	£1.04	£0.98	£0.92
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.62	£0.63	£0.63	£0.64	£0.65	£0.66	£0.66
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.74	£0.69	£0.63	£0.58	£0.52	£0.49	£0.46
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.31	£0.27	£0.23	£0.19	£0.16	£0.14	£0.12
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03

BLV: INDUSTRIAL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£3.42	-£4.26	-£5.11	-£5.95	-£6.79	-£7.22	-£7.64
2 High Density flats 5 storeys (200 units)	200	£2.79	£4.30	£3.44	£2.59	£1.72	£0.85	£0.41	-£0.03
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£2.87	-£3.71	-£4.55	-£5.40	-£6.24	-£6.66	-£7.08
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£2.69	£2.26	£1.83	£1.40	£0.97	£0.75	£0.53
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£5.87	£5.21	£4.55	£3.89	£3.22	£2.88	£2.55
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£6.35	£5.73	£5.11	£4.48	£3.85	£3.54	£3.23
7 Low Density - 100% houses (100 units)	100	£5.58	£13.59	£12.48	£11.36	£10.24	£9.12	£8.56	£7.99
8 Low Density - 100% houses (50 units)	50	£2.79	£6.98	£6.42	£5.85	£5.28	£4.71	£4.42	£4.13
9 Low Density - 100% houses (25 units)	25	£1.39	£3.53	£3.20	£2.86	£2.52	£2.17	£1.99	£1.82
10 Medium Density - 100% flats (25 units)	25	£0.56	£1.20	£1.06	£0.91	£0.76	£0.62	£0.54	£0.47
11 Low Density - 100% houses (10 units)	10	£0.56	£1.54	£1.42	£1.29	£1.17	£1.04	£0.98	£0.92
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.62	£0.63	£0.63	£0.64	£0.65	£0.66	£0.66
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.74	£0.69	£0.63	£0.58	£0.52	£0.49	£0.46
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.31	£0.27	£0.23	£0.19	£0.16	£0.14	£0.12
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03

BLV: OUTER RETAIL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£3.42	-£4.26	-£5.11	-£5.95	-£6.79	-£7.22	-£7.64
2 High Density flats 5 storeys (200 units)	200	£1.42	£4.30	£3.44	£2.59	£1.72	£0.85	£0.41	-£0.03
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£2.87	-£3.71	-£4.55	-£5.40	-£6.24	-£6.66	-£7.08
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£2.69	£2.26	£1.83	£1.40	£0.97	£0.75	£0.53
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£5.87	£5.21	£4.55	£3.89	£3.22	£2.88	£2.55
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£6.35	£5.73	£5.11	£4.48	£3.85	£3.54	£3.23
7 Low Density - 100% houses (100 units)	100	£2.84	£13.59	£12.48	£11.36	£10.24	£9.12	£8.56	£7.99
8 Low Density - 100% houses (50 units)	50	£1.42	£6.98	£6.42	£5.85	£5.28	£4.71	£4.42	£4.13
9 Low Density - 100% houses (25 units)	25	£0.71	£3.53	£3.20	£2.86	£2.52	£2.17	£1.99	£1.82
10 Medium Density - 100% flats (25 units)	25	£0.10	£1.20	£1.06	£0.91	£0.76	£0.62	£0.54	£0.47
11 Low Density - 100% houses (10 units)	10	£0.28	£1.54	£1.42	£1.29	£1.17	£1.04	£0.98	£0.92
12 Medium Density - 100% flats (10 units)	10	£0.14	£0.62	£0.63	£0.63	£0.64	£0.65	£0.66	£0.66
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.74	£0.69	£0.63	£0.58	£0.52	£0.49	£0.46
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.31	£0.27	£0.23	£0.19	£0.16	£0.14	£0.12
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£3.42	-£4.26	-£5.11	-£5.95	-£6.79	-£7.22	-£7.64
2 High Density flats 5 storeys (200 units)	200	£0.50	£4.30	£3.44	£2.59	£1.72	£0.85	£0.41	-£0.03
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£2.87	-£3.71	-£4.55	-£5.40	-£6.24	-£6.66	-£7.08
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£2.69	£2.26	£1.83	£1.40	£0.97	£0.75	£0.53
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£5.87	£5.21	£4.55	£3.89	£3.22	£2.88	£2.55
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£6.35	£5.73	£5.11	£4.48	£3.85	£3.54	£3.23
7 Low Density - 100% houses (100 units)	100	£1.00	£13.59	£12.48	£11.36	£10.24	£9.12	£8.56	£7.99
8 Low Density - 100% houses (50 units)	50	£0.50	£6.98	£6.42	£5.85	£5.28	£4.71	£4.42	£4.13
9 Low Density - 100% houses (25 units)	25	£0.25	£3.53	£3.20	£2.86	£2.52	£2.17	£1.99	£1.82
10 Medium Density - 100% flats (25 units)	25	£0.10	£1.20	£1.06	£0.91	£0.76	£0.62	£0.54	£0.47
11 Low Density - 100% houses (10 units)	10	£0.10	£1.54	£1.42	£1.29	£1.17	£1.04	£0.98	£0.92
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.62	£0.63	£0.63	£0.64	£0.65	£0.66	£0.66
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.74	£0.69	£0.63	£0.58	£0.52	£0.49	£0.46
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.31	£0.27	£0.23	£0.19	£0.16	£0.14	£0.12
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	-£0.13	-£0.31	-£0.49	-£0.67	-£0.85	-£0.94	-£1.03

BRISTOL LOCAL PLAN VIABILITY ASSESSMENT

Sales value £5,168 ps/m AH tenure 75% rent 25% SO 0% FH

BLV: EXISTING RESIDENTIAL LAND

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.20	-£1.88	-£2.74	-£3.60	-£4.46	-£5.32	-£5.75	-£6.18
2 High Density flats 5 storeys (200 units)	200	£6.20	£6.01	£5.11	£4.21	£3.31	£2.40	£1.95	£1.49
3 High Density flats 6+ storeys MU (200 units)	200	£6.20	-£1.33	-£2.19	-£3.05	-£3.91	-£4.77	-£5.20	-£5.63
4 High Density flats 5 storeys MU (200 units)	100	£6.20	£3.54	£3.10	£2.65	£2.19	£1.74	£1.51	£1.28
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.20	£7.01	£6.32	£5.62	£4.93	£4.22	£3.87	£3.52
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.20	£7.31	£6.67	£6.02	£5.37	£4.71	£4.39	£4.06
7 Low Density - 100% houses (100 units)	100	£12.40	£15.13	£13.96	£12.80	£11.63	£10.46	£9.87	£9.28
8 Low Density - 100% houses (50 units)	50	£6.20	£7.77	£7.18	£6.59	£5.99	£5.40	£5.10	£4.80
9 Low Density - 100% houses (25 units)	25	£3.10	£3.92	£3.55	£3.18	£2.79	£2.41	£2.21	£2.01
10 Medium Density - 100% flats (25 units)	25	£1.24	£1.48	£1.33	£1.18	£1.02	£0.86	£0.79	£0.71
11 Low Density - 100% houses (10 units)	10	£1.24	£1.71	£1.58	£1.45	£1.32	£1.19	£1.12	£1.06
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.73	£0.74	£0.75	£0.76	£0.77	£0.77	£0.78
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.83	£0.77	£0.72	£0.66	£0.60	£0.57	£0.54
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.36	£0.33	£0.29	£0.25	£0.21	£0.19	£0.17
15 Student housing scheme (studios) - 325 units	-	£6.20	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.20	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.72	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73

BLV: INNER OFFICES

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.93	-£1.88	-£2.74	-£3.60	-£4.46	-£5.32	-£5.75	-£6.18
2 High Density flats 5 storeys (200 units)	200	£6.93	£6.01	£5.11	£4.21	£3.31	£2.40	£1.95	£1.49
3 High Density flats 6+ storeys MU (200 units)	200	£6.93	-£1.33	-£2.19	-£3.05	-£3.91	-£4.77	-£5.20	-£5.63
4 High Density flats 5 storeys MU (200 units)	100	£6.93	£3.54	£3.10	£2.65	£2.19	£1.74	£1.51	£1.28
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.93	£7.01	£6.32	£5.62	£4.93	£4.22	£3.87	£3.52
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.93	£7.31	£6.67	£6.02	£5.37	£4.71	£4.39	£4.06
7 Low Density - 100% houses (100 units)	100	£13.85	£15.13	£13.96	£12.80	£11.63	£10.46	£9.87	£9.28
8 Low Density - 100% houses (50 units)	50	£6.93	£7.77	£7.18	£6.59	£5.99	£5.40	£5.10	£4.80
9 Low Density - 100% houses (25 units)	25	£3.46	£3.92	£3.55	£3.18	£2.79	£2.41	£2.21	£2.01
10 Medium Density - 100% flats (25 units)	25	£1.39	£1.48	£1.33	£1.18	£1.02	£0.86	£0.79	£0.71
11 Low Density - 100% houses (10 units)	10	£1.39	£1.71	£1.58	£1.45	£1.32	£1.19	£1.12	£1.06
12 Medium Density - 100% flats (10 units)	10	£0.69	£0.73	£0.74	£0.75	£0.76	£0.77	£0.77	£0.78
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.69	£0.83	£0.77	£0.72	£0.66	£0.60	£0.57	£0.54
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.35	£0.36	£0.33	£0.29	£0.25	£0.21	£0.19	£0.17
15 Student housing scheme (studios) - 325 units	-	£6.93	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.93	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£4.16	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73

BLV: INNER RETAIL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£6.22	-£1.88	-£2.74	-£3.60	-£4.46	-£5.32	-£5.75	-£6.18
2 High Density flats 5 storeys (200 units)	200	£6.22	£6.01	£5.11	£4.21	£3.31	£2.40	£1.95	£1.49
3 High Density flats 6+ storeys MU (200 units)	200	£6.22	-£1.33	-£2.19	-£3.05	-£3.91	-£4.77	-£5.20	-£5.63
4 High Density flats 5 storeys MU (200 units)	100	£6.22	£3.54	£3.10	£2.65	£2.19	£1.74	£1.51	£1.28
5 Medium Density - 75% flats, 25% houses (100 units)	100	£6.22	£7.01	£6.32	£5.62	£4.93	£4.22	£3.87	£3.52
6 Medium Density - 50% flats, 50% houses (75 units)	75	£6.22	£7.31	£6.67	£6.02	£5.37	£4.71	£4.39	£4.06
7 Low Density - 100% houses (100 units)	100	£12.44	£15.13	£13.96	£12.80	£11.63	£10.46	£9.87	£9.28
8 Low Density - 100% houses (50 units)	50	£6.22	£7.77	£7.18	£6.59	£5.99	£5.40	£5.10	£4.80
9 Low Density - 100% houses (25 units)	25	£3.11	£3.92	£3.55	£3.18	£2.79	£2.41	£2.21	£2.01
10 Medium Density - 100% flats (25 units)	25	£1.24	£1.48	£1.33	£1.18	£1.02	£0.86	£0.79	£0.71
11 Low Density - 100% houses (10 units)	10	£1.24	£1.71	£1.58	£1.45	£1.32	£1.19	£1.12	£1.06
12 Medium Density - 100% flats (10 units)	10	£0.62	£0.73	£0.74	£0.75	£0.76	£0.77	£0.77	£0.78
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.62	£0.83	£0.77	£0.72	£0.66	£0.60	£0.57	£0.54
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.31	£0.36	£0.33	£0.29	£0.25	£0.21	£0.19	£0.17
15 Student housing scheme (studios) - 325 units	-	£6.22	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£6.22	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£3.73	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73

BLV: INDUSTRIAL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£2.79	-£1.88	-£2.74	-£3.60	-£4.46	-£5.32	-£5.75	-£6.18
2 High Density flats 5 storeys (200 units)	200	£2.79	£6.01	£5.11	£4.21	£3.31	£2.40	£1.95	£1.49
3 High Density flats 6+ storeys MU (200 units)	200	£2.79	-£1.33	-£2.19	-£3.05	-£3.91	-£4.77	-£5.20	-£5.63
4 High Density flats 5 storeys MU (200 units)	100	£2.79	£3.54	£3.10	£2.65	£2.19	£1.74	£1.51	£1.28
5 Medium Density - 75% flats, 25% houses (100 units)	100	£2.79	£7.01	£6.32	£5.62	£4.93	£4.22	£3.87	£3.52
6 Medium Density - 50% flats, 50% houses (75 units)	75	£2.79	£7.31	£6.67	£6.02	£5.37	£4.71	£4.39	£4.06
7 Low Density - 100% houses (100 units)	100	£5.58	£15.13	£13.96	£12.80	£11.63	£10.46	£9.87	£9.28
8 Low Density - 100% houses (50 units)	50	£2.79	£7.77	£7.18	£6.59	£5.99	£5.40	£5.10	£4.80
9 Low Density - 100% houses (25 units)	25	£1.39	£3.92	£3.55	£3.18	£2.79	£2.41	£2.21	£2.01
10 Medium Density - 100% flats (25 units)	25	£0.56	£1.48	£1.33	£1.18	£1.02	£0.86	£0.79	£0.71
11 Low Density - 100% houses (10 units)	10	£0.56	£1.71	£1.58	£1.45	£1.32	£1.19	£1.12	£1.06
12 Medium Density - 100% flats (10 units)	10	£0.28	£0.73	£0.74	£0.75	£0.76	£0.77	£0.77	£0.78
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.28	£0.83	£0.77	£0.72	£0.66	£0.60	£0.57	£0.54
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.14	£0.36	£0.33	£0.29	£0.25	£0.21	£0.19	£0.17
15 Student housing scheme (studios) - 325 units	-	£2.79	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£2.79	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£1.67	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73

BLV: OUTER RETAIL

		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£1.42	-£1.88	-£2.74	-£3.60	-£4.46	-£5.32	-£5.75	-£6.18
2 High Density flats 5 storeys (200 units)	200	£1.42	£6.01	£5.11	£4.21	£3.31	£2.40	£1.95	£1.49
3 High Density flats 6+ storeys MU (200 units)	200	£1.42	-£1.33	-£2.19	-£3.05	-£3.91	-£4.77	-£5.20	-£5.63
4 High Density flats 5 storeys MU (200 units)	100	£1.42	£3.54	£3.10	£2.65	£2.19	£1.74	£1.51	£1.28
5 Medium Density - 75% flats, 25% houses (100 units)	100	£1.42	£7.01	£6.32	£5.62	£4.93	£4.22	£3.87	£3.52
6 Medium Density - 50% flats, 50% houses (75 units)	75	£1.42	£7.31	£6.67	£6.02	£5.37	£4.71	£4.39	£4.06
7 Low Density - 100% houses (100 units)	100	£2.84	£15.13	£13.96	£12.80	£11.63	£10.46	£9.87	£9.28
8 Low Density - 100% houses (50 units)	50	£1.42	£7.77	£7.18	£6.59	£5.99	£5.40	£5.10	£4.80
9 Low Density - 100% houses (25 units)	25	£0.71	£3.92	£3.55	£3.18	£2.79	£2.41	£2.21	£2.01
10 Medium Density - 100% flats (25 units)	25	£0.28	£1.48	£1.33	£1.18	£1.02	£0.86	£0.79	£0.71
11 Low Density - 100% houses (10 units)	10	£0.28	£1.71	£1.58	£1.45	£1.32	£1.19	£1.12	£1.06
12 Medium Density - 100% flats (10 units)	10	£0.14	£0.73	£0.74	£0.75	£0.76	£0.77	£0.77	£0.78
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.14	£0.83	£0.77	£0.72	£0.66	£0.60	£0.57	£0.54
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.07	£0.36	£0.33	£0.29	£0.25	£0.21	£0.19	£0.17
15 Student housing scheme (studios) - 325 units	-	£1.42	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£1.42	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.85	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES

BLV: UNDEVELOPED/CLEARED/GREENFIELD SITES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	40% AH	45% AH	50% AH
1 High Density flats 6+ storeys (200 units)	200	£0.50	-£1.88	-£2.74	-£3.60	-£4.46	-£5.32	-£5.75	-£6.18
2 High Density flats 5 storeys (200 units)	200	£0.50	£6.01	£5.11	£4.21	£3.31	£2.40	£1.95	£1.49
3 High Density flats 6+ storeys MU (200 units)	200	£0.50	-£1.33	-£2.19	-£3.05	-£3.91	-£4.77	-£5.20	-£5.63
4 High Density flats 5 storeys MU (200 units)	100	£0.50	£3.54	£3.10	£2.65	£2.19	£1.74	£1.51	£1.28
5 Medium Density - 75% flats, 25% houses (100 units)	100	£0.50	£7.01	£6.32	£5.62	£4.93	£4.22	£3.87	£3.52
6 Medium Density - 50% flats, 50% houses (75 units)	75	£0.50	£7.31	£6.67	£6.02	£5.37	£4.71	£4.39	£4.06
7 Low Density - 100% houses (100 units)	100	£1.00	£15.13	£13.96	£12.80	£11.63	£10.46	£9.87	£9.28
8 Low Density - 100% houses (50 units)	50	£0.50	£7.77	£7.18	£6.59	£5.99	£5.40	£5.10	£4.80
9 Low Density - 100% houses (25 units)	25	£0.25	£3.92	£3.55	£3.18	£2.79	£2.41	£2.21	£2.01
10 Medium Density - 100% flats (25 units)	25	£0.10	£1.48	£1.33	£1.18	£1.02	£0.86	£0.79	£0.71
11 Low Density - 100% houses (10 units)	10	£0.10	£1.71	£1.58	£1.45	£1.32	£1.19	£1.12	£1.06
12 Medium Density - 100% flats (10 units)	10	£0.05	£0.73	£0.74	£0.75	£0.76	£0.77	£0.77	£0.78
13 Small housing (no AH) - houses - 0.1 hectare (5 units)	5	£0.05	£0.83	£0.77	£0.72	£0.66	£0.60	£0.57	£0.54
14 Small flattened (no AH) - flats - 0.05 hectare (5 units)	5	£0.03	£0.36	£0.33	£0.29	£0.25	£0.21	£0.19	£0.17
15 Student housing scheme (studios) - 325 units	-	£0.50	£13.68	£11.02	£8.36	£5.70	£3.04	£1.72	£0.39
16 Student housing scheme (4 bed clusters) - 200 flats	-	£0.50	£33.66	£27.12	£20.58	£14.04	£7.50	£4.22	£0.95
17 Extra Care C3 scheme - 100% flats (60 units)	60	£0.30	£0.19	£0.01	-£0.17	-£0.36	-£0.54	-£0.64	-£0.73