

BRENT LOCAL PLAN ADDENDUM ADDITIONAL EMPLOYMENT TYPOLOGIES

Question 4.19 of the MIQs queries whether the 31 development typologies tested in the viability assessment provide an accurate reflection of the development proposals likely to come forward in Brent. The inspectors raise this “given the particular emphasis on the increase of capacity on existing designated industrial sites within the Plan and the fact that only 5 of the 31 typologies used include employment uses.

The 31 typologies provide the following uses:

- 9 residential-schemes
- 4 residential-led mixed use schemes
- 4 older persons housing schemes
- 2 student housing schemes
- 1 co-living scheme
- 3 office schemes
- 3 retail schemes
- 5 industrial schemes (1 with offices; 1 with residential; 1 with offices and residential)

In total, 15 of the 31 typologies include employment floorspace.

We have provided an additional 10 typologies, as summarised in Table 1.1, which we show alongside the existing 5 industrial and mixed-industrial typologies.

Table 1.1: Existing and additional industrial-led development typologies

No	Description	Site area (ha)	Units	Ave GIA sqm per unit	Residential floor-space sqm	B1	B2	B8	Gross floorspace	No of floors
27	Ind1 - industrial	1.00		0	-		5,000		5,000	1
28	Sto1 - Storage	1.00		0	-	-	-	5,000	5,000	1
29	Ind2 - industrial with offices	1.00		0	-	2,500	5,000		7,500	1
30	Ind3 - Industrial with residential	1.00	55	91	5,005		5,000		10,005	2
31	Ind4 - industrial with offices and residential	1.00	27	91	2,457	2,543	5,000		10,000	2
32	Ind5 - industrial	0.25		0	-		1,625		1,625	1
33	Sto2 - Storage	0.25		0	-			1,625	1,625	1
34	Ind6 - industrial with offices	0.25		0	-	2,375	2,500		4,875	3
35	Ind7 - Industrial with residential	0.25	25	91	2,263		4,238		6,500	4
36	Ind8 - industrial with offices and residential	0.25	20	86	1,725	1,200	1,950		4,875	3
37	Ind9 - industrial	0.50		0	-		3,250		3,250	1
38	Sto3 - Storage	0.50		0	-	-	-	3,250	3,250	1
39	Ind10 - industrial with offices	0.50		0	-	9,750	3,250		13,000	4
40	Ind11 - Industrial with residential	0.50	143	91	13,000		3,250		16,250	5
41	Ind12 - industrial with offices and residential	0.50	107	91	9,750	6,500	3,250		19,500	6

The inputs to the appraisals are consistent with those set out in Section 4 of the main Viability Study and are not repeated here.

We have also followed the same approach with regards to benchmark land value as outlined at Section 6.9 of the main Viability Study, namely that the appraisal results are benchmarked against sites in existing industrial use, as existing office sites would never be redeveloped for industrial use.

The results are summarised in Appendix 1 (incorporating affordable workspace) and Appendix 2 (no affordable workspace).

BNP Paribas Real Estate
2 September 2020

APPENDIX 1: Additional development appraisals (incorporating affordable workspace)



35% affordable housing

No	Description	EUV £m	Resi units	AH: 35.0%			Rented: 70%		CIL: Adopted		WS discount	50%
				£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642
				£6,450	£7,000	£7,500	£8,000	£8,750	£9,500	£10,250	£11,000	£11,750
27	Ind1 - industrial	-	-	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154
28	Sto1 - Storage	-	-	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982
29	Ind2 - industrial with offices	-	-	-£5,885,196	-£5,885,196	-£5,885,196	-£5,885,196	-£5,671,587	-£5,671,587	-£5,671,587	-£5,671,587	-£5,671,587
30	Ind3 - industrial with residential	55	-	-£1,136,539	-£237,427	£573,648	£1,381,410	£2,593,053	£3,804,696	£5,003,745	£6,202,619	£7,401,493
31	Ind4 - industrial with offices and residential	27	-	-£16,372	£409,728	£796,884	£1,184,040	£1,959,794	£2,539,377	£3,114,670	£3,689,964	£4,265,258
32	Ind5 - industrial	-	-	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775
33	Sto2 - Storage	-	-	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925
34	Ind6 - industrial with offices	-	-	-£19,503,443	-£19,503,443	-£19,503,443	-£19,503,443	-£18,691,728	-£18,691,728	-£18,691,728	-£18,691,728	-£18,691,728
35	Ind7 - industrial with residential	25	-	£21,766,935	£23,488,699	£25,053,944	£26,619,184	£28,967,046	£31,314,908	£33,662,770	£36,010,637	£38,358,499
36	Ind8 - industrial with offices and residential	20	-	£10,166,307	£11,479,033	£12,672,425	£13,865,814	£16,054,328	£17,844,410	£19,634,493	£21,424,575	£23,214,661
37	Ind9 - industrial	-	-	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773
38	Sto3 - Storage	-	-	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927
39	Ind10 - industrial with offices	-	-	-£35,575,663	-£35,575,663	-£35,575,663	-£35,575,663	-£33,909,514	-£33,909,514	-£33,909,514	-£33,909,514	-£33,909,514
40	Ind11 - industrial with residential	143	-	£73,072,149	£77,873,537	£82,238,435	£86,603,334	£93,150,682	£99,698,029	£106,245,379	£112,792,726	£119,340,074
41	Ind12 - industrial with offices and residential	107	-	£33,564,751	£37,165,792	£40,439,467	£43,713,141	£49,671,074	£54,581,585	£59,492,096	£64,402,608	£69,313,119

25% affordable housing

No	Description	EUV £m	Resi units	AH: 25.0%			Rented: 70%		CIL: Adopted		WS discount	50%
				£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642
				£6,450	£7,000	£7,500	£8,000	£8,750	£9,500	£10,250	£11,000	£11,750
27	Ind1 - industrial	-	-	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154
28	Sto1 - Storage	-	-	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982
29	Ind2 - industrial with offices	-	-	-£5,885,196	-£5,885,196	-£5,885,196	-£5,885,196	-£5,671,587	-£5,671,587	-£5,671,587	-£5,671,587	-£5,671,587
30	Ind3 - industrial with residential	55	-	-£542,137	£490,663	£1,422,697	£2,354,731	£3,752,780	£5,140,284	£6,523,600	£7,906,917	£9,290,234
31	Ind4 - industrial with offices and residential	27	-	£269,127	£760,518	£1,207,236	£1,653,955	£2,519,052	£3,184,118	£3,847,919	£4,511,720	£5,175,520
32	Ind5 - industrial	-	-	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775
33	Sto2 - Storage	-	-	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925
34	Ind6 - industrial with offices	-	-	-£19,503,443	-£19,503,443	-£19,503,443	-£19,503,443	-£18,691,728	-£18,691,728	-£18,691,728	-£18,691,728	-£18,691,728
35	Ind7 - industrial with residential	25	-	£22,947,073	£24,933,728	£26,739,776	£28,545,824	£31,254,898	£33,963,972	£36,673,043	£39,382,117	£42,091,187
36	Ind8 - industrial with offices and residential	20	-	£11,065,212	£12,580,899	£13,957,885	£15,334,875	£17,795,785	£19,984,266	£21,929,747	£23,995,228	£26,060,709
37	Ind9 - industrial	-	-	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773
38	Sto3 - Storage	-	-	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927
39	Ind10 - industrial with offices	-	-	-£35,575,663	-£35,575,663	-£35,575,663	-£35,575,663	-£33,909,514	-£33,909,514	-£33,909,514	-£33,909,514	-£33,909,514
40	Ind11 - industrial with residential	143	-	£76,691,376	£82,231,440	£87,267,862	£92,304,281	£99,858,914	£107,413,547	£114,968,179	£122,522,812	£130,077,445
41	Ind12 - industrial with offices and residential	107	-	£36,015,650	£40,185,397	£43,965,319	£47,742,636	£54,456,034	£60,122,007	£65,787,981	£71,453,956	£77,119,930



15% affordable housing

No	Description	EUV £m	Resi units	AH: 15.0%		Rented: 70%		CIL: Adopted		WS discount		50%
				£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642
				£6,450	£7,000	£7,500	£8,000	£8,750	£9,500	£10,250	£11,000	£11,750
27	Ind1 - industrial	-	-	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154
28	Sto1 - Storage	-	-	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982
29	Ind2 - industrial with offices	-	-	-£5,885,196	-£5,885,196	-£5,885,196	-£5,885,196	-£5,671,587	-£5,671,587	-£5,671,587	-£5,671,587	-£5,671,587
30	Ind3 - industrial with residential	55	55	£53,507	£1,215,442	£2,271,746	£3,328,050	£4,907,939	£6,475,698	£8,043,456	£9,611,216	£11,178,975
31	Ind4 - industrial with offices and residential	27	27	£554,398	£1,111,307	£1,617,589	£2,123,870	£3,076,553	£3,828,880	£4,581,167	£5,333,474	£6,085,782
32	Ind5 - industrial	-	-	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775
33	Sto2 - Storage	-	-	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925
34	Ind6 - industrial with offices	-	-	-£19,503,443	-£19,503,443	-£19,503,443	-£19,503,443	-£18,691,728	-£18,691,728	-£18,691,728	-£18,691,728	-£18,691,728
35	Ind7 - industrial with residential	25	25	£24,127,216	£26,378,756	£28,425,612	£30,472,468	£33,542,750	£36,613,033	£39,683,315	£42,753,597	£45,823,880
36	Ind8 - industrial with offices and residential	20	20	£11,966,120	£13,682,765	£15,243,349	£16,803,933	£19,543,245	£21,884,121	£24,225,001	£26,565,877	£28,906,757
37	Ind9 - industrial	-	-	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773
38	Sto3 - Storage	-	-	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927
39	Ind10 - industrial with offices	-	-	-£35,575,663	-£35,575,663	-£35,575,663	-£35,575,663	-£33,909,514	-£33,909,514	-£33,909,514	-£33,909,514	-£33,909,514
40	Ind11 - industrial with residential	143	143	£80,072,135	£86,350,874	£92,058,817	£97,766,761	£106,328,679	£114,890,595	£123,452,512	£132,014,428	£140,576,344
41	Ind12 - industrial with offices and residential	107	107	£38,449,829	£43,175,543	£47,471,646	£51,767,748	£59,240,992	£65,662,430	£72,083,866	£78,505,304	£84,926,741

5% affordable housing

No	Description	EUV £m	Resi units	AH: 5.0%		Rented: 70%		CIL: Adopted		WS discount		50%
				£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642
				£6,450	£7,000	£7,500	£8,000	£8,750	£9,500	£10,250	£11,000	£11,750
27	Ind1 - industrial	-	-	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154
28	Sto1 - Storage	-	-	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982
29	Ind2 - industrial with offices	-	-	-£5,885,196	-£5,885,196	-£5,885,196	-£5,885,196	-£5,671,587	-£5,671,587	-£5,671,587	-£5,671,587	-£5,671,587
30	Ind3 - industrial with residential	55	55	£641,587	£1,940,220	£3,120,796	£4,301,370	£6,058,911	£7,811,112	£9,563,313	£11,315,514	£13,067,715
31	Ind4 - industrial with offices and residential	27	27	£839,670	£1,462,097	£2,027,941	£2,593,784	£3,632,788	£4,473,602	£5,314,416	£6,155,230	£6,996,044
32	Ind5 - industrial	-	-	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775
33	Sto2 - Storage	-	-	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925
34	Ind6 - industrial with offices	-	-	-£19,503,443	-£19,503,443	-£19,503,443	-£19,503,443	-£18,691,728	-£18,691,728	-£18,691,728	-£18,691,728	-£18,691,728
35	Ind7 - industrial with residential	25	25	£25,307,358	£27,823,788	£30,111,448	£32,399,108	£35,830,603	£39,262,093	£42,693,583	£46,125,078	£49,556,568
36	Ind8 - industrial with offices and residential	20	20	£12,865,025	£14,784,627	£16,525,813	£18,272,984	£21,287,701	£23,903,976	£26,520,251	£29,136,530	£31,752,804
37	Ind9 - industrial	-	-	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773
38	Sto3 - Storage	-	-	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927
39	Ind10 - industrial with offices	-	-	-£35,575,663	-£35,575,663	-£35,575,663	-£35,575,663	-£33,909,514	-£33,909,514	-£33,909,514	-£33,909,514	-£33,909,514
40	Ind11 - industrial with residential	143	143	£83,363,074	£90,380,488	£96,759,954	£103,139,422	£112,708,623	£122,277,824	£131,847,025	£141,416,226	£150,985,427
41	Ind12 - industrial with offices and residential	107	107	£40,884,006	£46,165,686	£50,967,213	£55,768,740	£64,025,949	£71,202,850	£78,379,751	£85,556,653	£92,733,552

APPENDIX 2: Additional development appraisals (no affordable workspace)

35% affordable housing

No	Description	EUV £m	Resi units	AH: 35.0%			Rented: 70%		CIL: Adopted		WS discount	50%
				£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642
				£6,450	£7,000	£7,500	£8,000	£8,750	£9,500	£10,250	£11,000	£11,750
27	Ind1 - industrial	-	-	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154
28	Sto1 - Storage	-	-	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982
29	Ind2 - industrial with offices	-	-	-£5,711,536	-£5,711,536	-£5,711,536	-£5,711,536	-£5,484,194	-£5,484,194	-£5,484,194	-£5,484,194	-£5,484,194
30	Ind3 - industrial with residential	55	-	-£1,136,539	-£237,427	£573,648	£1,381,410	£2,593,053	£3,804,696	£5,003,745	£6,202,619	£7,401,493
31	Ind4 - industrial with offices and residential	27	-	£142,405	£568,277	£955,432	£1,342,589	£2,130,880	£2,708,075	£3,283,369	£3,858,663	£4,433,956
32	Ind5 - industrial	-	-	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775
33	Sto2 - Storage	-	-	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925
34	Ind6 - industrial with offices	-	-	-£18,843,533	-£18,843,533	-£18,843,533	-£18,843,533	-£17,979,633	-£17,979,633	-£17,979,633	-£17,979,633	-£17,979,633
35	Ind7 - industrial with residential	25	-	£21,766,935	£23,488,699	£25,053,944	£26,619,184	£28,967,046	£31,314,908	£33,662,770	£36,010,637	£38,358,499
36	Ind8 - industrial with offices and residential	20	-	£10,490,227	£11,802,953	£12,996,341	£14,189,730	£16,403,859	£18,193,941	£19,984,027	£21,774,110	£23,564,192
37	Ind9 - industrial	-	-	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773
38	Sto3 - Storage	-	-	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927
39	Ind10 - industrial with offices	-	-	-£34,221,107	-£34,221,107	-£34,221,107	-£34,221,107	-£32,447,843	-£32,447,843	-£32,447,843	-£32,447,843	-£32,447,843
40	Ind11 - industrial with residential	143	-	£73,072,149	£77,873,537	£82,238,435	£86,603,334	£93,150,682	£99,698,029	£106,245,379	£112,792,726	£119,340,074
41	Ind12 - industrial with offices and residential	107	-	£34,416,292	£38,017,334	£41,291,008	£44,564,682	£50,589,952	£55,500,462	£60,410,973	£65,321,484	£70,231,996

25% affordable housing

No	Description	EUV £m	Resi units	AH: 25.0%			Rented: 70%		CIL: Adopted		WS discount	50%
				£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642
				£6,450	£7,000	£7,500	£8,000	£8,750	£9,500	£10,250	£11,000	£11,750
27	Ind1 - industrial	-	-	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154
28	Sto1 - Storage	-	-	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982	-\$1,076,982
29	Ind2 - industrial with offices	-	-	-£5,711,536	-£5,711,536	-£5,711,536	-£5,711,536	-£5,484,194	-£5,484,194	-£5,484,194	-£5,484,194	-£5,484,194
30	Ind3 - industrial with residential	55	-	-£542,137	£490,663	£1,422,697	£2,354,731	£3,752,780	£5,140,284	£6,523,600	£7,906,917	£9,290,234
31	Ind4 - industrial with offices and residential	27	-	£427,676	£919,067	£1,365,785	£1,812,503	£2,689,016	£3,352,817	£4,016,617	£4,680,418	£5,344,218
32	Ind5 - industrial	-	-	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775
33	Sto2 - Storage	-	-	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925
34	Ind6 - industrial with offices	-	-	-£18,843,533	-£18,843,533	-£18,843,533	-£18,843,533	-£17,979,633	-£17,979,633	-£17,979,633	-£17,979,633	-£17,979,633
35	Ind7 - industrial with residential	25	-	£22,947,073	£24,933,728	£26,739,776	£28,545,824	£31,254,898	£33,963,972	£36,673,043	£39,382,117	£42,091,187
36	Ind8 - industrial with offices and residential	20	-	£11,390,132	£12,904,819	£14,281,805	£15,655,791	£18,145,315	£20,213,795	£22,279,277	£24,344,758	£26,410,240
37	Ind9 - industrial	-	-	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773
38	Sto3 - Storage	-	-	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927
39	Ind10 - industrial with offices	-	-	-£34,221,107	-£34,221,107	-£34,221,107	-£34,221,107	-£32,447,843	-£32,447,843	-£32,447,843	-£32,447,843	-£32,447,843
40	Ind11 - industrial with residential	143	-	£76,691,376	£82,231,440	£87,267,862	£92,304,281	£99,858,914	£107,413,547	£114,968,179	£122,522,812	£130,077,445
41	Ind12 - industrial with offices and residential	107	-	£36,879,242	£41,039,544	£44,816,860	£48,594,177	£55,374,909	£61,040,885	£66,706,858	£72,372,832	£78,038,807

15% affordable housing

No	Description	EUV £m	Resi units	AH: 15.0%					Rented: 70%		CIL: Adopted		WS discount		50%	
				£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	
				£6,450	£7,000	£7,500	£8,000	£8,750	£9,500	£10,250	£11,000	£11,750				
27	Ind1 - industrial	-	-	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154
28	Sto1 - Storage	-	-	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982
29	Ind2 - industrial with offices	-	-	-£5,711,536	-£5,711,536	-£5,711,536	-£5,711,536	-£5,484,194	-£5,484,194	-£5,484,194	-£5,484,194	-£5,484,194	-£5,484,194	-£5,484,194	-£5,484,194	-£5,484,194
30	Ind3 - industrial with residential	55	55	£53,507	£1,215,442	£2,271,746	£3,328,050	£4,907,939	£6,475,696	£8,043,456	£9,611,216	£11,178,975	£12,746,735	£14,314,494	£15,882,254	£17,450,013
31	Ind4 - industrial with offices and residential	27	27	£712,947	£1,269,857	£1,776,138	£2,282,419	£3,245,251	£3,997,559	£4,749,866	£5,502,174	£6,254,480	£7,006,787	£7,759,094	£8,511,401	£9,263,708
32	Ind5 - industrial	-	-	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775
33	Sto2 - Storage	-	-	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925
34	Ind6 - industrial with offices	-	-	-£18,843,533	-£18,843,533	-£18,843,533	-£18,843,533	-£17,979,633	-£17,979,633	-£17,979,633	-£17,979,633	-£17,979,633	-£17,979,633	-£17,979,633	-£17,979,633	-£17,979,633
35	Ind7 - industrial with residential	25	25	£24,127,216	£26,378,756	£28,425,612	£30,472,468	£33,542,750	£36,613,033	£39,683,315	£42,753,597	£45,823,880	£48,894,162	£51,964,444	£55,034,726	£58,105,008
36	Ind8 - industrial with offices and residential	20	20	£12,290,036	£14,006,681	£15,567,269	£17,127,853	£19,892,776	£22,233,656	£24,574,531	£26,915,411	£29,256,287	£31,597,163	£33,938,039	£36,278,915	£38,619,791
37	Ind9 - industrial	-	-	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773
38	Sto3 - Storage	-	-	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927
39	Ind10 - industrial with offices	-	-	-£34,221,107	-£34,221,107	-£34,221,107	-£34,221,107	-£32,447,843	-£32,447,843	-£32,447,843	-£32,447,843	-£32,447,843	-£32,447,843	-£32,447,843	-£32,447,843	-£32,447,843
40	Ind11 - industrial with residential	143	143	£80,072,135	£86,350,874	£92,058,817	£97,766,761	£106,328,679	£114,890,595	£123,452,512	£132,014,428	£140,576,344	£149,138,260	£157,699,176	£166,260,092	£174,821,008
41	Ind12 - industrial with offices and residential	107	107	£39,313,419	£44,039,133	£48,335,236	£52,623,671	£60,159,869	£66,581,305	£73,002,744	£79,424,180	£85,845,618	£92,267,054	£98,688,490	£105,109,926	£111,531,362

5% affordable housing

No	Description	EUV £m	Resi units	AH: 5.0%			Rented: 70%		CIL: Adopted		WS discount		50%		
				£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642	£4,360,642		
				£6,450	£7,000	£7,500	£8,000	£8,750	£9,500	£10,250	£11,000	£11,750			
27	Ind1 - industrial	-	-	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154	-£2,196,154
28	Sto1 - Storage	-	-	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982	-£1,076,982
29	Ind2 - industrial with offices	-	-	-£5,711,536	-£5,711,536	-£5,711,536	-£5,711,536	-£5,484,194	-£5,484,194	-£5,484,194	-£5,484,194	-£5,484,194	-£5,484,194	-£5,484,194	-£5,484,194
30	Ind3 - industrial with residential	55	55	£641,587	£1,940,220	£3,120,796	£4,301,370	£6,058,911	£7,811,112	£9,563,313	£11,315,514	£13,067,715	£14,819,916	£16,572,117	£18,324,318
31	Ind4 - industrial with offices and residential	27	27	£998,219	£1,620,646	£2,186,490	£2,752,333	£3,801,486	£4,642,300	£5,483,114	£6,323,928	£7,164,743	£8,005,557	£8,846,371	£9,687,185
32	Ind5 - industrial	-	-	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775	-£2,065,775
33	Sto2 - Storage	-	-	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925	-£873,925
34	Ind6 - industrial with offices	-	-	-£18,843,533	-£18,843,533	-£18,843,533	-£18,843,533	-£17,979,633	-£17,979,633	-£17,979,633	-£17,979,633	-£17,979,633	-£17,979,633	-£17,979,633	-£17,979,633
35	Ind7 - industrial with residential	25	25	£25,307,358	£27,823,788	£30,111,448	£32,399,108	£35,830,603	£39,262,093	£42,693,583	£46,125,078	£49,556,568	£52,988,058	£56,419,548	£59,851,038
36	Ind8 - industrial with offices and residential	20	20	£13,169,945	£15,103,547	£16,852,729	£18,595,914	£21,637,232	£24,253,511	£26,869,785	£29,486,060	£32,102,335	£34,718,610	£37,334,885	£39,951,160
37	Ind9 - industrial	-	-	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773	-£2,065,773
38	Sto3 - Storage	-	-	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927	-£873,927
39	Ind10 - industrial with offices	-	-	-£34,221,107	-£34,221,107	-£34,221,107	-£34,221,107	-£32,447,843	-£32,447,843	-£32,447,843	-£32,447,843	-£32,447,843	-£32,447,843	-£32,447,843	-£32,447,843
40	Ind11 - industrial with residential	143	143	£83,363,074	£90,380,488	£96,759,954	£103,139,422	£112,708,623	£122,277,824	£131,847,025	£141,416,226	£150,985,427	£160,554,628	£170,123,829	£179,693,030
41	Ind12 - industrial with offices and residential	107	107	£41,747,598	£47,029,278	£51,830,805	£56,632,333	£64,844,826	£72,121,728	£78,298,629	£86,475,528	£93,652,429	£101,829,329	£109,999,229	£118,169,129