



















## Newbuild Asking Prices

**Table 4.6 Average Newbuild Asking Prices**

		Detached	Flats	Semi-detached	Terraced	All
Cockfosters	£				£795,000	£795,000
	£/m <sup>2</sup>					
Enfield	£	£1,970,000	£598,731	£574,988	£727,980	£785,334
	£/m <sup>2</sup>		£5,882	£6,179	£6,478	£5,991
Hadley Wood	£		£1,148,203			£1,148,203
	£/m <sup>2</sup>		£9,101			£9,101
Palmer's Green	£		£571,714			£571,714
	£/m <sup>2</sup>		£7,765			£7,765
Southgate	£		£677,474		£974,975	£776,641
	£/m <sup>2</sup>		£7,658		£6,419	£7,245
Winchmore Hill	£	£1,462,500	£628,119			£794,995
	£/m <sup>2</sup>	£5,812	£7,675			£7,302
Windmill Hill	£		£783,738			£783,738
	£/m <sup>2</sup>		£7,747			£7,747
All	£	£1,680,000	£773,765	£574,988	£798,106	£845,556
	£/m <sup>2</sup>	£5,812	£7,851	£6,179	£6,439	£7,589

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## Price Assumptions (£/m<sup>2</sup>)

**Table 4.7. 2021 Pre-consultation Residential Price Assumptions – £/m<sup>2</sup>**

		Higher Value	Medium Value	Lower Value
1	Large Greenfield		£6,000	
2	Medium Greenfield		£6,000	
3	Small Greenfield		£7,000	
4	Larger Urban	£6,350	£5,500	£4,550
5	Flatted Development	£6,700	£5,250	£5,050
6	Small PDL	£7,000	£6,000	£5,500

**Higher Value** The western and northern areas of the Borough (Chase, Cockfosters, Highlands, Grange, Palmer's Green, Southgate, Winchmore Hill).

**Medium Value** The areas not included in the higher and lower values.

**Lower Value** The eastern part of the Borough running from Enfield Lock in the north, to Upper Edmonton in the south.

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## Build to Rent

**Table 4.12 Capitalisation of Private Rents**

	1 bed	2 bed	3 bed	4 bed
Gross Rent (£/month)	£1,070	£1,395	£1,700	£2,250
Gross Rent (£/annum)	£12,840	£16,740	£20,400	£27,000
Net Rent (£/annum)	£10,272	£13,392	£16,320	£21,600
Value	£256,800	£334,800	£408,000	£540,000
m <sup>2</sup>	50	70	84	97
£/m <sup>2</sup>	£5,136	£4,783	£4,857	£5,567

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## Affordable Housing

- **Affordable Rent**  
LHA CAP; Management 10%; Voids & bad debts 4%; Repairs 6%; Yield 4%  
**= £4,000/m<sup>2</sup>**
- **Social Rent**  
Management 10%; Voids & bad debts 4%; Repairs 6%; Yield 4%  
**= £1,800/m<sup>2</sup>**
- **Intermediate**  
50% Share; Rent 2.75%  
**= 70% OMV**

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## Older Peoples Housing

**Table 4.19 Worth of Sheltered and Extracare**

Higher	Area (m <sup>2</sup> )	£	£/m <sup>2</sup>
3 bed semi-detached		£875,000	
1 bed Sheltered	50	£656,250	£13,125
2 bed Sheltered	75	£875,000	£11,667
1 bed Extracare	65	£820,313	£12,620
2 bed Extracare	80	£1,093,750	£13,672
Medium	Area (m <sup>2</sup> )	£	£/m <sup>2</sup>
3 bed semi-detached		£650,000	
1 bed Sheltered	50	£487,500	£9,750
2 bed Sheltered	75	£650,000	£8,667
1 bed Extracare	65	£609,375	£9,375
2 bed Extracare	80	£812,500	£10,156
Lower	Area (m <sup>2</sup> )	£	£/m <sup>2</sup>
3 bed semi-detached		£475,000	
1 bed Sheltered	50	£356,250	£7,125
2 bed Sheltered	75	£475,000	£6,333
1 bed Extracare	65	£445,313	£6,851
2 bed Extracare	80	£593,750	£7,422



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## Student and Shared Living

**Table 4.22 Value of Student Housing and Shared Housing**

		Student Studio	Shared Living
Rent		£8,245	£11,640
Management etc	%	25%	30%
Net Rent		£6,184	£8,148
Yield		4.00%	4.00%
Value per room	£	£154,594	£203,700



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## Non-Residential

**Table 5.1 Commercial Values £/m<sup>2</sup> 2020**

	Rent £/m <sup>2</sup>	Yield	Rent free period	Derived Value	Assumption
Offices - Large	£375	5.00%	1.0	£7,143	£7,100
Offices - Small	£375	6.00%	1.0	£5,896	£5,900
Industrial - Large	£160	4.50%	1.0	£3,402	£3,400
Industrial - Small	£160	5.00%	1.0	£3,048	£3,050
Logistics	£160	4.00%	2.0	£3,698	£3,700
Retail - Central	£400	5.25%	1.0	£7,239	£7,240
Retail (elsewhere)	£260	7.00%	1.0	£3,471	£3,500
Supermarket	£370	5.00%	1.0	£7,048	£7,000
Retail warehouse	£200	6.00%	2.0	£2,967	£3,000
Hotel (per room)		5.00%	0.0	£4,211	£4,211



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## Land Registry Prices Paid

- Recently consented sites

**Table 6-2 Price Paid for Consented Development Land**

	Date	Yield	Area	Price	Price/m <sup>2</sup>	Assumption
Kingwood Nurseries Bullmoor Lane Enfield EN11 4SF	24/10/2019	0.71	56			
Bury Lodge Depot Bury Street West N9 9LA	14/02/2020	1.86	50			
Capitol House 7/4 Green Lanes N21 2SH	23/07/2019	0.270	91			
203 Bullmoor Lane Enfield EN11 4SF	13/08/2019	125.57	27			
Commercial Premises 179 Hertford Road Enfield EN3 5JH	29/04/2019	0.0151	25			
25A Derby Road Enfield EN3 4WV	13/08/2019	0.011	4			
29 Alma Road PONDER'S END EN3 5JH	20/06/2017	7.910	993			
New Avenue Estate, including Sheppert House, Beardow Grove, Coverack Close, Oakwood Lodge Etc.	21/06/2018	4.200	408			
Former Middlesex University Campus 188-230 (Evers) Ponders End High Street Ponders End Library	25/11/2016	2.125	167			
1-5 Lynton Court 60 - 68 Bowes Road Etc.	07/04/2015	0.858	87			
Kingwood Nurseries Bullmoor Lane Enfield EN11 4SF	30/01/2017	0.703	62			
1-23, Yelford Road, 233-237 Bowes Road, (Known As Site 14) N11 2BA	03/02/2016	0.340	62			
244 - 250, Bowes Road Land Rise Of 194 - 242, Bowes Road (Known As Site 11) N11 2BA	24/03/2015	0.600	56			



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### Existing Use Value £/ha

- Agricultural Land      £25,000/ha
- Paddock Land          £100,000/ha
- PDL                        £3,000,000/ha



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### Development Costs 1

- Construction          BCIS Median  
LQ on large greenfield?
- Site Costs              5% to 15% (+Bio gain)
- Brownfield              +5%
- Fees                      8%
- Contingencies        2.5% / 5%
- Interest                6.5%
- Sales                     2.5% + 1%



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### Development Costs 2

- **Developer's Return from London Plan**
  - Up to 5 storeys              15% of GDV
  - 6 to 20 storeys              17.5% of GDV
  - Over 20 storeys            20% of GDV
  - Affordable Housing        5% of GDV (6% of costs)
  - Build to Rent - up to 5 storeys    11% of GDV
  - Build to Rent - 6 to 20 storeys    12% of GDV
  - Build to Rent - Over 20 storeys    13% of GDV



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### Base Policies

Affordable Housing 35% (Intermediate Housing 50%, Affordable Rent 50%)

Design 90% Part M4(2), 10% Part M4(3)

Water efficiency

10% Biodiversity Net Gain

Openspace facilities

Future Homes Standard Option 2, 20% EV Charging

Developer Contributions

CIL – Mayoral and LB Enfield, as per Charging Schedule

£106 – £3,000/unit.



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## Modelling – based on unconsented SHLAA Sites

**Table 9.1 Summary of SHLAA Sites by Land Use**

	Count		Area (ha)		Capacity	
	Sites	Sum	Average	Sum	Average	
Amenity, parking	7	0.78	0.15%	0.11	35	0.10%
Brown	74	115.40	22.31%	1.56	13,741	39.00%
Car park	27	7.45	1.44%	0.28	1,035	2.94%
Consented	243	37.59	7.27%	0.15	2,203	6.25%
Garages	37	3.71	0.72%	0.10	370	1.05%
Green	23	241.64	46.72%	10.51	7,673	21.78%
Leisure	1	0.33	0.06%	0.33	66	0.19%
Meridian	1	8.43	1.63%	8.43	1,314	3.73%
Meridian - Consented	2	20.03	3.87%	10.02	3,025	8.59%
Mixed	4	9.84	1.90%	2.46	899	2.55%
Other	4	50.33	9.73%	12.58	1,602	4.55%
Residential	34	21.72	4.20%	0.64	3,267	9.27%
<b>All</b>	<b>457</b>	<b>517.25</b>		<b>1.13</b>	<b>35,230</b>	



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## Typologies

			Current Use	Units	Area Ha		Density Units/ha		Density m2/ha
					Gross	Net	Gross	Net	
1	Large Green 3,000	Medium	Green Agricultural	3,000	142.86	85.71	21.00	35.00	2,992
2	Large Green 300	Medium	Green Agricultural	300	14.29	8.57	21.00	35.00	2,991
3	Medium Green 50	Medium	Green Agricultural	50	1.90	1.43	26.25	35.00	3,049
4	Small Green 10	Medium	Green Paddock	10	0.28	0.28	35.00	35.00	3,028
5	High Density 1,000	Medium	Brown PDL	1,000	3.85	3.85	260.00	260.00	16,778
6	High Density 350	Medium	Brown PDL	350	1.00	1.00	350.00	350.00	22,586
7	High Density 140	Medium	Brown PDL	140	0.70	0.70	200.00	200.00	12,900
8	High Density 70	Medium	Brown PDL	70	0.35	0.35	200.00	200.00	12,900
9	Medium Density 1,000	Medium	Brown PDL	1,000	7.14	7.14	140.00	140.00	9,034
10	Medium Density 350	Medium	Brown PDL	350	2.68	2.68	130.00	130.00	8,385
11	Medium Density 140	Medium	Brown PDL	140	1.40	1.40	100.00	100.00	6,450
12	Medium Density 70a	Medium	Brown PDL	70	0.93	0.93	75.00	75.00	5,108
13	Medium Density 70	Medium	Brown PDL	70	0.70	0.70	100.00	100.00	6,450
14	Medium Density 35	Medium	Brown PDL	35	0.58	0.58	60.00	60.00	4,087
15	Medium Density 15	Medium	Brown PDL	15	0.20	0.20	75.00	75.00	5,125
16	Medium Density 9	Medium	Brown PDL	9	0.15	0.15	60.00	60.00	4,123
17	Medium Density 5	Medium	Brown PDL	5	0.08	0.08	66.00	66.00	4,290
18	Medium Density 3	Medium	Brown PDL	3	0.09	0.09	35.00	35.00	2,987
19	Low Density 70	Medium	Brown PDL	70	1.75	1.75	40.00	40.00	3,439
20	Low Density 35	Medium	Brown PDL	35	0.88	0.88	40.00	40.00	3,419
21	Low Density 15	Medium	Brown PDL	15	0.38	0.38	40.00	40.00	3,237
22	Low Density 10	Medium	Brown PDL	10	0.25	0.25	40.00	40.00	3,872
23	Low Density 6	Medium	Brown PDL	6	0.15	0.15	40.00	40.00	3,227
24	Low Density 3	Medium	Brown PDL	3	0.08	0.08	40.00	40.00	3,227
25	BTR HD 140	Medium	Brown PDL	140	0.70	0.70	200.00	200.00	12,900
26	BTR HD 140	Medium	Brown PDL	140	1.40	1.40	100.00	100.00	6,450



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## A Pragmatic Viability Test

We are NOT trying to replicate a particular business model  
Test should be broadly representative

**‘Existing use value plus’**

– reality checked against market value

- Will EUV Plus provide landowner’s premiums?
- Land owner’s have expectations (*life changing?*)
- Will land come forward?



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## Benchmark Land Value?

- **Brownfield Site**  
– EUV (£3,000,000/ha) + 20%
- **Greenfield Sites**  
– EUV (£25,000/ha / £100,000/ha) + £500,000/ha



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## Early Results

- Subject to change as a result of this consultation
- Should be given little weight
- For illustrative purposes



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## Higher Value Area

					Area (ha)		Units	Residual Value (£)		Site
					Gross	Net		Gross	Net	
Site 1	Large Green 3,000	Higher	Green	Agricultural	142.86	85.71	3,000	2,223,023	3,371,784	289,003,557
Site 2	Large Green 300	Higher	Green	Agricultural	14.29	8.57	300	3,010,117	5,016,862	43,001,678
Site 3	Medium Green 50	Higher	Green	Agricultural	1.90	1.43	50	4,083,273	5,444,384	7,777,663
Site 4	Small Green 10	Higher	Green	Paddock	0.29	0.29	10	7,490,952	7,490,952	2,140,272
Site 5	High Density 1,000	Higher	Brown	PDL	3.85	3.85	1,000	17,689,033	17,689,033	65,661,136
Site 6	High Density 350	Higher	Brown	PDL	1.00	1.00	350	23,018,429	23,018,429	23,018,429
Site 7	High Density 140	Higher	Brown	PDL	0.70	0.70	140	13,767,423	13,767,423	9,637,198
Site 8	High Density 70	Higher	Brown	PDL	0.35	0.35	70	14,018,254	14,018,254	4,906,389
Site 9	Medium Density 1,000	Higher	Brown	PDL	7.14	7.14	1,000	10,466,242	10,466,242	74,758,869
Site 10	Medium Density 350	Higher	Brown	PDL	2.69	2.69	350	11,185,110	11,185,110	30,115,759
Site 11	Medium Density 140	Higher	Brown	PDL	1.40	1.40	140	8,737,186	8,737,186	12,232,050
Site 12	Medium Density 70a	Higher	Brown	PDL	0.93	0.93	70	8,835,457	8,835,457	8,246,420
Site 13	Medium Density 70	Higher	Brown	PDL	0.70	0.70	70	9,085,173	9,085,173	6,359,622
Site 14	Medium Density 35	Higher	Brown	PDL	0.58	0.58	35	6,971,140	6,971,140	4,068,498
Site 15	Medium Density 15	Higher	Brown	PDL	0.20	0.20	15	8,951,283	8,951,283	1,790,250
Site 16	Medium Density 9	Higher	Brown	PDL	0.15	0.15	9	8,953,109	8,953,109	1,342,968
Site 17	Medium Density 5	Higher	Brown	PDL	0.08	0.08	5	8,697,425	8,697,425	658,890
Site 18	Medium Density 3	Higher	Brown	PDL	0.09	0.09	3	7,208,881	7,208,881	617,900
Site 19	Low Density 70	Higher	Brown	PDL	1.75	1.75	70	6,307,996	6,307,996	11,038,993
Site 20	Low Density 35	Higher	Brown	PDL	0.88	0.88	35	6,254,730	6,254,730	5,472,889
Site 21	Low Density 15	Higher	Brown	PDL	0.38	0.38	15	6,372,643	6,372,643	2,389,741
Site 22	Low Density 10	Higher	Brown	PDL	0.25	0.25	10	7,365,181	7,365,181	1,841,295
Site 23	Low Density 6	Higher	Brown	PDL	0.15	0.15	6	7,850,380	7,850,380	1,177,557
Site 24	Low Density 3	Higher	Brown	PDL	0.08	0.08	3	7,916,108	7,916,108	983,708
Site 25	BTR HD 140	Higher	Brown	PDL	0.70	0.70	140	4,270,657	4,270,657	2,889,040
Site 26	BTR HD 140	Higher	Brown	PDL	1.40	1.40	140	5,098,344	5,098,344	7,137,682



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## Medium Value Area

					Area (ha)		Units	Residual Value (£)		Site
					Gross	Net		Gross	Net	
Site 1	Large Green 3,000	Medium	Green	Agricultural	142.86	85.71	3,000	2,111,746	3,519,576	301,677,983
Site 2	Large Green 300	Medium	Green	Agricultural	14.29	8.57	300	3,098,861	5,164,769	44,269,447
Site 3	Medium Green 50	Medium	Green	Agricultural	1.90	1.43	50	4,201,787	5,602,382	8,003,403
Site 4	Small Green 10	Medium	Green	Paddock	0.29	0.29	10	7,646,905	7,646,905	2,184,830
Site 5	High Density 1,000	Medium	Brown	PDL	3.85	3.85	1,000	6,853,795	6,853,795	26,390,751
Site 6	High Density 350	Medium	Brown	PDL	1.00	1.00	350	7,917,337	7,917,337	7,917,337
Site 7	High Density 140	Medium	Brown	PDL	0.70	0.70	140	4,657,837	4,657,837	3,260,486
Site 8	High Density 70	Medium	Brown	PDL	0.35	0.35	70	4,705,017	4,705,017	1,646,756
Site 9	Medium Density 1,000	Medium	Brown	PDL	7.14	7.14	1,000	7,629,574	7,629,574	54,496,959
Site 10	Medium Density 350	Medium	Brown	PDL	2.69	2.69	350	8,167,601	8,167,601	21,990,233
Site 11	Medium Density 140	Medium	Brown	PDL	1.40	1.40	140	6,221,462	6,221,462	8,710,048
Site 12	Medium Density 70a	Medium	Brown	PDL	0.93	0.93	70	6,730,013	6,730,013	6,281,346
Site 13	Medium Density 70	Medium	Brown	PDL	0.70	0.70	70	6,459,541	6,459,541	4,521,679
Site 14	Medium Density 35	Medium	Brown	PDL	0.58	0.58	35	5,312,631	5,312,631	3,069,035
Site 15	Medium Density 15	Medium	Brown	PDL	0.20	0.20	15	6,835,795	6,835,795	1,367,190
Site 16	Medium Density 9	Medium	Brown	PDL	0.15	0.15	9	6,859,840	6,859,840	1,028,976
Site 17	Medium Density 5	Medium	Brown	PDL	0.08	0.08	5	6,427,746	6,427,746	486,950
Site 18	Medium Density 3	Medium	Brown	PDL	0.09	0.09	3	5,735,136	5,735,136	491,583
Site 19	Low Density 70	Medium	Brown	PDL	1.75	1.75	70	4,870,648	4,870,648	8,523,636
Site 20	Low Density 35	Medium	Brown	PDL	0.88	0.88	35	4,841,843	4,841,843	4,236,813
Site 21	Low Density 15	Medium	Brown	PDL	0.38	0.38	15	4,773,579	4,773,579	1,790,092
Site 22	Low Density 10	Medium	Brown	PDL	0.25	0.25	10	5,705,944	5,705,944	1,426,486
Site 23	Low Density 6	Medium	Brown	PDL	0.15	0.15	6	6,219,801	6,219,801	932,620
Site 24	Low Density 3	Medium	Brown	PDL	0.08	0.08	3	6,284,528	6,284,528	471,340
Site 25	BTR HD 140	Medium	Brown	PDL	0.70	0.70	140	4,903,630	4,903,630	3,432,541
Site 26	BTR HD 140	Medium	Brown	PDL	1.40	1.40	140	5,415,131	5,415,131	7,581,183



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## Lower Value Area

					Area (ha)		Units	Residual Value (£)		Site
					Gross	Net		Gross	Net	
Site 1	Large Green 3,000	Lower	Green	Agricultural	142.86	85.71	3,000	2,141,324	3,568,873	305,903,363
Site 2	Large Green 300	Lower	Green	Agricultural	14.29	8.57	300	3,128,447	5,214,078	44,692,090
Site 3	Medium Green 50	Lower	Green	Agricultural	1.90	1.43	50	4,241,207	5,655,062	8,078,660
Site 4	Small Green 10	Lower	Green	Paddock	0.29	0.29	10	7,698,897	7,698,897	2,199,686
Site 5	High Density 1,000	Lower	Brown	PDL	3.85	3.85	1,000	5,571,844	5,571,844	21,453,247
Site 6	High Density 350	Lower	Brown	PDL	1.00	1.00	350	6,050,944	6,050,944	6,050,944
Site 7	High Density 140	Lower	Brown	PDL	0.70	0.70	140	3,525,173	3,525,173	2,467,621
Site 8	High Density 70	Lower	Brown	PDL	0.35	0.35	70	3,544,262	3,544,262	1,240,492
Site 9	Medium Density 1,000	Lower	Brown	PDL	7.14	7.14	1,000	4,123,167	4,123,167	29,451,198
Site 10	Medium Density 350	Lower	Brown	PDL	2.69	2.69	350	4,488,105	4,488,105	12,077,675
Site 11	Medium Density 140	Lower	Brown	PDL	1.40	1.40	140	3,161,324	3,161,324	4,425,654
Site 12	Medium Density 70a	Lower	Brown	PDL	0.93	0.93	70	4,174,727	4,174,727	3,896,411
Site 13	Medium Density 70	Lower	Brown	PDL	0.70	0.70	70	3,276,563	3,276,563	2,293,594
Site 14	Medium Density 35	Lower	Brown	PDL	0.58	0.58	35	3,298,869	3,298,869	1,924,323
Site 15	Medium Density 15	Lower	Brown	PDL	0.20	0.20	15	4,269,276	4,269,276	853,853
Site 16	Medium Density 9	Lower	Brown	PDL	0.15	0.15	9	5,777,698	5,777,698	866,654
Site 17	Medium Density 5	Lower	Brown	PDL	0.08	0.08	5	5,253,319	5,253,319	997,979
Site 18	Medium Density 3	Lower	Brown	PDL	0.09	0.09	3	4,974,162	4,974,162	426,359
Site 19	Low Density 70	Lower	Brown	PDL	1.75	1.75	70	3,134,038	3,134,038	3,447,063
Site 20	Low Density 35	Lower	Brown	PDL	0.88	0.88	35	3,124,207	3,124,207	2,733,881
Site 21	Low Density 15	Lower	Brown	PDL	0.38	0.38	15	2,855,842	2,855,842	1,070,941
Site 22	Low Density 10	Lower	Brown	PDL	0.25	0.25	10	3,692,898	3,692,898	923,224
Site 23	Low Density 6	Lower	Brown	PDL	0.15	0.15	6	5,375,501	5,375,501	806,329
Site 24	Low Density 3	Lower	Brown	PDL	0.08	0.08	3	5,411,238	5,411,238	426,090
Site 25	BTR HD 140	Lower	Brown	PDL	0.70	0.70	140	5,114,860	5,114,860	3,580,395
Site 26	BTR HD 140	Lower	Brown	PDL	1.40	1.40	140	5,520,741	5,520,741	7,729,037



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**Table 10.2a Residual Value v BLV**

Higher Value Area

			Existing Use Value	Benchmark Land Value	Residual Value
Site 1	Large Green 3,000	Higher	25,000	525,000	2,023,025
Site 2	Large Green 300	Higher	25,000	525,000	3,010,117
Site 3	Medium Green 50	Higher	25,000	525,000	4,083,273
Site 4	Small Green 10	Higher	100,000	600,000	7,490,952
Site 5	High Density 1,000	Higher	3,000,000	3,600,000	17,069,035
Site 6	High Density 350	Higher	3,000,000	3,600,000	23,018,428
Site 7	High Density 140	Higher	3,000,000	3,600,000	13,767,423
Site 8	High Density 70	Higher	3,000,000	3,600,000	14,018,254
Site 9	Medium Density 1,000	Higher	3,000,000	3,600,000	10,466,242
Site 10	Medium Density 350	Higher	3,000,000	3,600,000	11,185,110
Site 11	Medium Density 140	Higher	3,000,000	3,600,000	8,737,186
Site 12	Medium Density 70a	Higher	3,000,000	3,600,000	8,835,457
Site 13	Medium Density 70	Higher	3,000,000	3,600,000	9,085,175
Site 14	Medium Density 35	Higher	3,000,000	3,600,000	6,971,140
Site 15	Medium Density 15	Higher	3,000,000	3,600,000	8,951,295
Site 16	Medium Density 9	Higher	3,000,000	3,600,000	8,953,109
Site 17	Medium Density 5	Higher	3,000,000	3,600,000	8,697,425
Site 18	Medium Density 3	Higher	3,000,000	3,600,000	7,208,881
Site 19	Low Density 70	Higher	3,000,000	3,600,000	6,307,996
Site 20	Low Density 35	Higher	3,000,000	3,600,000	6,254,730
Site 21	Low Density 15	Higher	3,000,000	3,600,000	6,372,643
Site 22	Low Density 10	Higher	3,000,000	3,600,000	7,365,181
Site 23	Low Density 6	Higher	3,000,000	3,600,000	7,850,380
Site 24	Low Density 3	Higher	3,000,000	3,600,000	7,916,108
Site 25	BTR HD 140	Higher	3,000,000	3,600,000	4,270,057
Site 26	BTR HD 140	Higher	3,000,000	3,600,000	5,098,344

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**Table 10.2b Residual Value v BLV**

Medium Value Area

			Existing Use Value	Benchmark Land Value	Residual Value
Site 5	High Density 1,000	Medium	3,000,000	3,600,000	6,853,795
Site 6	High Density 350	Medium	3,000,000	3,600,000	7,917,337
Site 7	High Density 140	Medium	3,000,000	3,600,000	4,857,837
Site 8	High Density 70	Medium	3,000,000	3,600,000	4,705,017
Site 9	Medium Density 1,000	Medium	3,000,000	3,600,000	7,629,574
Site 10	Medium Density 350	Medium	3,000,000	3,600,000	8,167,801
Site 11	Medium Density 140	Medium	3,000,000	3,600,000	6,221,462
Site 12	Medium Density 70a	Medium	3,000,000	3,600,000	6,730,013
Site 13	Medium Density 70	Medium	3,000,000	3,600,000	6,459,541
Site 14	Medium Density 35	Medium	3,000,000	3,600,000	5,312,631
Site 15	Medium Density 15	Medium	3,000,000	3,600,000	6,835,799
Site 16	Medium Density 9	Medium	3,000,000	3,600,000	6,859,840
Site 17	Medium Density 5	Medium	3,000,000	3,600,000	6,427,746
Site 18	Medium Density 3	Medium	3,000,000	3,600,000	5,735,136
Site 19	Low Density 70	Medium	3,000,000	3,600,000	4,870,649
Site 20	Low Density 35	Medium	3,000,000	3,600,000	4,841,843
Site 21	Low Density 15	Medium	3,000,000	3,600,000	4,773,579
Site 22	Low Density 10	Medium	3,000,000	3,600,000	5,705,944
Site 23	Low Density 6	Medium	3,000,000	3,600,000	6,218,801
Site 24	Low Density 3	Medium	3,000,000	3,600,000	6,284,529
Site 25	BTR HD 140	Medium	3,000,000	3,600,000	4,903,630
Site 26	BTR HD 140	Medium	3,000,000	3,600,000	5,415,131

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**Table 10.2a Residual Value v BLV**

Lower Value Area

			Existing Use Value	Benchmark Land Value	Residual Value
Site 5	High Density 1,000	Lower	3,000,000	3,600,000	
Site 6	High Density 350	Lower	3,000,000	3,600,000	
Site 7	High Density 140	Lower	3,000,000	3,600,000	
Site 8	High Density 70	Lower	3,000,000	3,600,000	
Site 9	Medium Density 1,000	Lower	3,000,000	3,600,000	
Site 10	Medium Density 350	Lower	3,000,000	3,600,000	
Site 11	Medium Density 140	Lower	3,000,000	3,600,000	
Site 12	Medium Density 70a	Lower	3,000,000	3,600,000	
Site 13	Medium Density 70	Lower	3,000,000	3,600,000	
Site 14	Medium Density 35	Lower	3,000,000	3,600,000	
Site 15	Medium Density 15	Lower	3,000,000	3,600,000	
Site 16	Medium Density 9	Lower	3,000,000	3,600,000	
Site 17	Medium Density 5	Lower	3,000,000	3,600,000	
Site 18	Medium Density 3	Lower	3,000,000	3,600,000	
Site 19	Low Density 70	Lower	3,000,000	3,600,000	
Site 20	Low Density 35	Lower	3,000,000	3,600,000	
Site 21	Low Density 15	Lower	3,000,000	3,600,000	
Site 22	Low Density 10	Lower	3,000,000	3,600,000	
Site 23	Low Density 6	Lower	3,000,000	3,600,000	
Site 24	Low Density 3	Lower	3,000,000	3,600,000	
Site 25	BTR HD 140	Lower	3,000,000	3,600,000	
Site 26	BTR HD 140	Lower	3,000,000	3,600,000	

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**To Follow**

- Specialist Older People's Housing
- Student and Shared Living
- Non Residential
- Cumulative Impact of Policies

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## Policy Options

- a. Varied developer contributions
- b. Higher environmental standards
- c. District heating
- d. Contributions towards Green Infrastructure
- e. Affordable Housing – quantum, threshold, tenure and mix
- f. First Homes
- g. Low initial portion shared ownership
- h. Sprinklers
- i. Accessible and Adaptable Standards.
- j. Review of CIL



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## Moving Forward

- Circulate presentation
- Circulate **rough and ready** first draft of report
- Comments by midday 31<sup>th</sup> March 2021
- To [LocalPlan@enfield.gov.uk](mailto:LocalPlan@enfield.gov.uk)



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