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## Barnet Local Plan: Viability Study



Prepared for  
London Borough of Barnet

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# 1 Summary

- 1.1 This report tests the ability of developments in the London Borough of Barnet to accommodate emerging policies in the draft Local Plan, alongside other plan policies in the London Plan and rates of Community Infrastructure Levy ('CIL') in the Council's Draft Charging Schedule.
- 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') 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 Borough over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and other emerging policy requirements) 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 housing policies, other policy requirements and CIL generates a higher residual land value than the benchmark land value, then it can be judged that the development is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the Mayor of London's supplementary planning guidance on '*Affordable Housing and Viability*' and in the RICS Guidance on '*Financial Viability in Planning*'<sup>1</sup>.
- 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 housing policies at a time when both commercial and residential markets have experienced a period of turmoil resulting from the impact of the Coronavirus. However, despite the interruption to market activity in the second quarter of 2020, house prices ended the year higher than at the end of 2019. Forecasts for future house price growth published after March 2021 point to continuing growth in mainstream London housing markets. 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. We have also run a 'downside' sensitivity analysis which assumes a fall in prices in 2021 (counter to the current forecasts from all major agents) followed by slower growth in the subsequent years. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.6 These sensitivity analyses are indicative only, but are intended to assist the Council in understanding the impact changes to values may have on the viability of its emerging Local Plan policies. These analyses underline the need for flexible application of policy requirements, which is already built into the emerging Plan.

## Key findings

- 1.7 The key findings from our assessment of the Council's emerging housing policies and our recommendations are summarised as follows:

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<sup>1</sup> This guidance notes that when considering site-specific viability "*Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan*". Providing therefore that Site Value does not fall below a site's existing use value, there should be no reason why policy requirements cannot be achieved.

- **Affordable housing (Policy HOU 01):** We have appraised residential schemes with a range of affordable housing from 0% to 35% to test the ability of development typologies to meet the requirements of emerging Policy HOU 01 which requires 50% affordable on publicly owned sites and 35% on other sites, mirroring London Plan policy. The tenure mix of the affordable housing also has a bearing on viability and we have tested four scenarios; the first is 60% London Affordable Rent (equivalent to social rent) and 40% London Living Rent. The remaining scenarios test alternative intermediate tenure mixes (40% shared ownership; 25% First Homes at 30% discount to market value with 15% London Living Rent; and 25% First Homes at 40% discount to market value with 15% London Living Rent).
- Clearly as noted above, the key barrier to delivery of affordable housing will be the relationship between the residual value generated by a proposal and the existing use value of the site. Sites that have come forward in Barnet vary considerably, from undeveloped land which has negligible value in its existing use, to existing residential property, which has a very high value. The scale of the proposed development in comparison to the size of existing buildings is also important, regardless of the use.
- It is therefore possible in some circumstances that fully policy compliant developments generate residual land values that are lower than the Site's existing use value. In these circumstances, the level of affordable housing would need to be reduced, or the Site would not come forward for redevelopment. The extent to which the Site is required to meet the Council's housing targets could determine the extent to which the affordable housing requirement should be applied flexibly.
- A second related issue is competition for land from different uses. In London, many sites are capable of being used for a range of uses. In the absence of specific planning policies which prevent allocated sites from developed for uses other than residential, sites may attract interest from parties with an interest in developing non-residential uses, or indeed for continuation of the existing use. The NPPF recognises that sites may attract interest for alternative uses and that this may result in an increase in benchmark land value.
- Our appraisals indicate that the requirements can be met across all areas of the Borough but the existing use value of sites is a critical factor in determining the outcome. Where existing use values are high, the ability of residential schemes to meet the policy requirement will be more constrained and the level of achievable residential sales values becomes a more critical factor. In these circumstances, the policy contains sufficient flexibility, both in terms of tenure mix and overall quantum, to enable schemes to come forward with a viable package of affordable housing.
- Changing the tenure mix of the intermediate housing element from London Living Rent to Shared Ownership (and to a combination of First Homes and London Living Rent) results in significant improvements in viability in many cases. This indicates that changes in tenure could help improve viability where it comes under pressure, rather than reducing the overall percentage of affordable housing provided.
- **Electric Vehicle Charging:** Local plan policies seek the provision of Electric Vehicle Charging in residential and commercial developments. Although there is a cost of this provision, over time purchasers will come to expect charging points to be provided in new build schemes. This expectation will accelerate as the UK moves towards 2030, by which the manufacture of new petrol and diesel cars will be banned. Our testing assumes that all residential units will require a charging point, which will be a significant over-provision in many cases, bearing in mind that new build schemes in areas with high PTALs will have car parking ratios of significantly less than 1 per unit.
- **Biodiversity net gain:** there are various approaches to achieving the Council's objectives of biodiversity net gain of between 10% and 20% and we have tested the provision of green roofs as a proxy for the various potential measures available. In the main the impact of a requirement for a net gain of 10% on residual land values is relatively modest and this impact broadly doubles in many cases when the requirement is increased to 20%. As biodiversity net gain becomes

more engrained in development, research and innovation are likely to result in lower cost solutions becoming available.

- **Affordable workspace:** policies seeking affordable workspace are encouraged by the London Plan and the Council is proposing that commercial developments (or the commercial element of mixed use schemes) should provide 10% affordable workspace. This floorspace will be let at discounts to market rent of 50%. The impact of this requirement will vary depending on the extent of commercial floorspace in relation to residential in mixed use schemes. Our appraisals indicate that the impact on residual land values should be relatively modest in most cases.
- **Climate change policies:** we have tested the potential impact of five scenarios relating to climate change policies. The cost of these scenarios ranges from 1.48% to 6.52% of build costs for residential and between 2.00% and 6.5% for non-residential. The impact of these additional costs will vary between schemes and between locations within the borough. Where viability is already on the margins, other policy requirements may need to be reduced in order to compensate for these costs. In lower value areas, there may be a need for a trade-off of affordable housing to accommodate the higher climate change costs. However, in higher value areas, the trade-off required is likely to be significantly lower as there will be more 'surplus' residual value in excess of existing use values. Where schemes are more viable and residual land values exceed benchmark land values by a greater margin, there would be no need for any reduction in affordable housing.



## 2 Introduction

- 2.1 The London Borough of Barnet ('the Council') has commissioned this study to consider the ability of developments to accommodate emerging Draft Local Plan policies (including London Plan policies) and rates of Community Infrastructure Levy ('CIL') in the Draft Charging Schedule which was published for consultation in February 2021. The aim of the study is to assess at high level the viability of development typologies representing the types of development that are expected to come forward over the plan period 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 which are informed by schemes submitted for planning, with particular reference to the ability of those schemes to meet the Council's emerging affordable housing targets. 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 must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.
- 2.3 The study will form part of the Council's evidence base for its emerging Local Plan in a form that meets the requirements set out within the NPPF, the PPG and the CIL regulations.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within Barnet and does not account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The schemes tested on these sites are informed by live planning applications and clearly this may differ from the quantum of development in future planning applications that will come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance<sup>2</sup>, 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 housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. Between January 2010 and January 2015 the UK national average house price grew 17.50% (Land Registry House Price Index).
- 2.7 The referendum on the UK's membership of the EU resulted in favour of exit. Initially, the economic impact of the vote, was a fall in the Pound Sterling to a 31-year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound Sterling continued to remain below its pre-June 2016 levels the FTSE recovered and reported all-time highs. Despite this, since June 2016 we have been in a period of uncertainty in relation to many factors that impact the property investment and letting markets. However, the UK economy sustained momentum following the result of the UK's June 2016 referendum, and the UK housing market surprised many following 2016.
- 2.8 In March 2017 (the point at which Article 50 was triggered), the Sterling Exchange Rate Index ("ERI") was 10.5% lower compared with the end of March 2016. As reported in December 2020, the ERI

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<sup>2</sup> 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 same cannot be said of some of the approaches advocated in the RICS guidance 'Financial Viability in Planning 2012' (particularly its approach to site value benchmark) but these have always been inconsistent with the LHDG guidance and the approach now advocated by the PPG. In any event, the focus of the RICS guidance is on testing individual plans rather than testing plan policies.

was 25.8% lower than the January 2007 peak. This is a key consideration in the property market as the cheaper pound has lowered the barriers to entry and resulted in increased interest from a higher volume of foreign investors.

- 2.9 The majority won by the Conservatives in the December 2019 General Election provided more certainty, resulting in the passing of the Withdrawal Bill in the House of Commons and subsequent exit from the EU in January 2020. Markets responded positively to increased certainty, with the FTSE 100 closing the year up 12% at 7,542 points. On the ground agents reported the week of the General Election to be the best week of 2019 for exchanges and 2020 started positively. However, market conditions were still tempered by heightened uncertainty relating to post EU exit arrangements prior to an agreed deal. A deal was agreed between the UK and EU negotiators on 24 December 2020 and has since been ratified by both sides. The trade agreement has eased the uncertainty surrounding the economic and political future relationship between the United Kingdom and the EU.
- 2.10 The positive start to 2020 economically was curtailed by the outbreak of COVID-19, a global pandemic as declared by the World Health Organisation in March 2020. The virus is impacting global financial markets, with the outlook continuing to be unclear. The FTSE 100 fell from 6,474 points to 5,152 points between the 9 -19 March, representing a fall of 20.42% - the largest fall of the FTSE 100 since the 2008 financial crisis. The BoE responded to the economic impact of the COVID-19 by lowering the base rate to 0.25% and introducing financial arrangements to help the bridge the economic hardship caused by COVID-19.
- 2.11 The UK Government introduced a series of restrictive and economically disruptive measures to slow 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. On the 19 March, the BoE again lowered the base rate to a historic level of 0.1%. The BoE also committed to increasing its holdings of UK Government and corporate bonds by an additional £200bn to stave of the economic impact of the spread of COVID-19. Furthermore, the Pound Sterling fell to a 30-year low against the US Dollar at a level of \$1.00 being valued at £1.15. Since the commencement of the UK Government restrictions and financial support in March 2020, a number of packages and policy initiatives have been introduced to both attempt to curb the virus spread and sustain economic activity where possible. The production and subsequent approval of multiple vaccines has increased confidence of suppressing the virus within the United Kingdom, however this relies on the continued success of the vaccination programme that commenced in December 2020; as well as the continued supply and availability of vaccines. The United Kingdom has since produced a roadmap of the easing of restrictions that will lead to increased economic activity and the return to relative normality.
- 2.12 The BoE summarise the economic outlook in their 19 March 2020 press release published alongside the lowering of the base rate "*The spread of Covid-19 and the measures being taken to contain the virus will result in an economic shock that could be sharp and large, but should be temporary*". The BoE stated in June 2020 that '*UK GDP contracted by around 20% in April, following a 6% fall in March. Evidence from more timely indicators suggests that GDP started to recover thereafter... and housing activity has started to pick up recently*'. More recently The BoE maintained the 0.1% base rate in their February 2021 Monetary Policy Report stating that '*Covid continues to hit spending, incomes and jobs in the UK. It has put a big strain on UK businesses' cash flow, and is threatening the livelihoods of many people... Vaccines should help the UK economy recover rapidly later this year. As more people are vaccinated, restrictions to control the spread of the virus may be lifted. People may also become more confident about spending*'.
- 2.13 The International Monetary Fund ("IMF") produced a similar forecast for the UK economy in their January 2021 Global Economic Outlook. The IMF stated the UK economy receded by -10% in 2020. The IMF has forecast a return to positive economic growth in 2021 at rate of 4.5%. Furthermore, the IMF predict the global economy will grow by 5.5% in 2021 and at a rate of 4.2% in 2022. The IMF have stated '*Although recent vaccine approvals have raised hopes of a turnaround in the pandemic later this year, renewed waves and new variants of the virus pose concerns for the outlook. Amid exceptional uncertainty, the global economy is projected to grow 5.5 percent in 2021 and 4.2 percent in 2022. The 2021 forecast is revised up 0.3 percentage point relative to the previous forecast, reflecting expectations of a vaccine-powered strengthening of activity later in the year and additional*

*policy support in a few large economies’.*

- 2.14 Despite the significant economic headwinds facing the U.K., the housing market has outperformed expectations. In 2020, house prices grew by 7.96%. Halifax’s Managing Director, Russell Galley states in the Halifax March 2021 House Price Index Report that, *“Following a relatively subdued start to the year, the housing market enjoyed something of a resurgence during March, with prices up by just over 1% compared to February. This rise – the first since November last year – means the average property is now worth £254,606, a new record high. Russell Galley goes on to state that ‘few could have predicted quite how well the housing market would ride out the impact of the pandemic’.*
- 2.15 Nationwide’s chief economist Robert Gardener commented the following in Nationwide’s March 2021 House Price Index Report *“Annual house price growth slowed to 5.7% in March, from 6.9% in February. Prices fell by 0.2% month-on-month, after taking account of seasonal effects, following a 0.7% rise in February”.* Robert Gardener goes on to analyse the underlying factors to this house price increase by stating *‘the wider economy and the labour market has performed better than expected in recent months, the slowdown in March probably reflects a softening of demand ahead of the original end of the stamp duty holiday before the Chancellor announced the extension in the Budget’.* Both Nationwide and Halifax have acknowledged there has been house price growth above expectations in 2020, however both publications cast doubts on the longevity of the house price growth. Nationwide reported, *“The longer-term outlook remains highly uncertain. It may be that the recovery continues to gather momentum and that shifts in housing demand resulting from the pandemic continue to lift the market. However, if the labour market weakens towards the end of the year as policy support is withdrawn, as most analysts expect, then activity is likely to slow nearer the end of 2021, perhaps sharply”* (Nationwide March 2021 House Price Index).
- 2.16 A number of the large residential property consultancy companies including; BNP Paribas Real Estate, JLL, Knight Frank and Savills agree uncertainty regarding the outcome of the UK’s exit from the EU has weighed on buyer sentiment through 2019, this was eased somewhat by the result of the 2019 General Election. Knight Frank’s UK Residential Market Forecast 2020-2024 identified that in the short-term, the removal of some of the uncertainty as result of the general election would *“pave the way for the release of some of the pent-up demand that has built in recent years, though the extent to which this translates into transactions will depend on the size of the pricing expectation gap between buyers and sellers”.*
- 2.17 Savills have stated within their March 2021 Residential Housing Update article that the housing market is performing above expectations *‘Despite the economy contracting by -10%, house prices rose by 7.3% over the year [2020]. Savills also forecast that they expect house prices to increase into next year, however Savills also remark that ‘2021 will be a complex year, with competing forces having different impacts on the housing market over the course of the year. But government support, the easing of social distancing restrictions, and low interest rates underpin our forecast for 4.0% price growth.*
- 2.18 In the longer term, the UK property market is expected to return to pre COVID-19 levels of activity once the restrictive measures are removed and the virus spread subsides though economic headwinds may still remain, as reported in BNP PRE’s COVID-19 Report *‘The lifting of the lockdowns will, mechanistically, trigger a rebound in activity but additional stimulus will probably be needed to maintain the momentum’.*
- 2.19 Molior’s April 2021 Quarterly Analysis state the housing market is performing well but developers are wary of the recovery stalling due to the potential reoccurring Covid-19 restrictions and underlying fundamentals that still remain within the housing market, *‘a timetable for the easing of restrictions, twinned with excellent data from the vaccination programme, paved the way for renewed confidence in during March. That said, enthusiasm from both buyers and developers is termed by the experiences of the last winter, as well as the realisation that pre-COVID challenges have not gone away’* (Molior Quarterly Analysis April 2021).
- 2.20 In response to the challenges posed by the COVID-19 outbreak, The Royal Institution of Chartered Surveyors (“RICS”) recommended that all forthcoming RICS independent valuations should, at the valuer’s discretion, include a statement to material valuation uncertainty in response to the COVID-



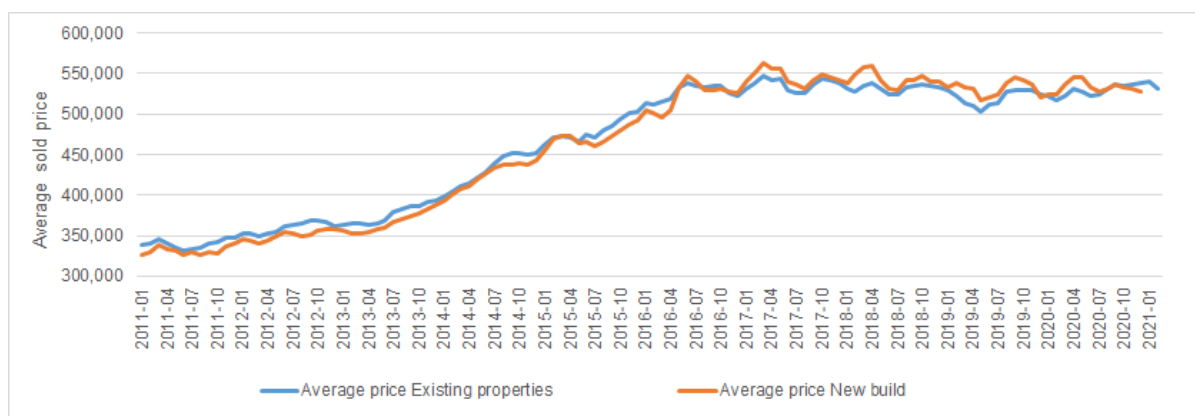
19 outbreak. However, in September 2020 the RICS removed this mandate. The economic shock caused by COVID-19 and valuation uncertainty led to a number of open-funded funds to suspend trading and gate their funds in order to protect existing investors. Corporations that suspended trading or gated their funds include Blackrock, Schrodgers, Royal London, Legal & General, Columbia Threadneedle, BMO, Aberdeen, Aviva Investors, Kames Capital and Janus Henderson.

- 2.21 Stamp duty changes introduced in December 2014 for residential property purchases continue to impact the housing market. The changes benefit first time buyers, who predominantly purchase lower priced properties, as an overall percentage on purchase price was replaced in favour of percentile charge tiers similar to income tax. As first noted in BNP Paribas Real Estate’s Q2 2017 Housing Market Report, *“the market has become increasingly reliant on first-time buyers, especially with the depletion of mortgaged movers from the market. Income weakness clearly has potential to dent activity amongst this group given the high average loan-to-value ratios needed to gain the first step on the ladder.”* The March 2020 Budget announced that a 2% surcharge in stamp duty would apply to foreign buyers of UK property from April 2021. Additionally, in response to the COVID-19 pandemic the U.K. Treasury announced that stamp duty would be suspended on all purchases below £500,000, and higher value properties will only be taxed on the value above that amount. The reduction will be in has been extended until 30 June 2021. This measure has increased transactions volumes as buyers look to take advantage of the stamp duty saving and therefore fuelling additional demand.
- 2.22 Forecasts for house price growth identify that values are expected to increase over the next five years, however this price growth is identified as being more moderate than over the past 20 years. There is a consensus that there will be a return to stronger sales value growth in 2022 - 2024, when it is anticipated that the COVID-19 outbreak may have largely subsided. Additionally, positive growth will be further encouraged as more certainty emerges on the deal now agreed for the UK’s exit from the EU and employment growth, wage growth and GDP growth return towards trend levels.

### Local Housing Market Context

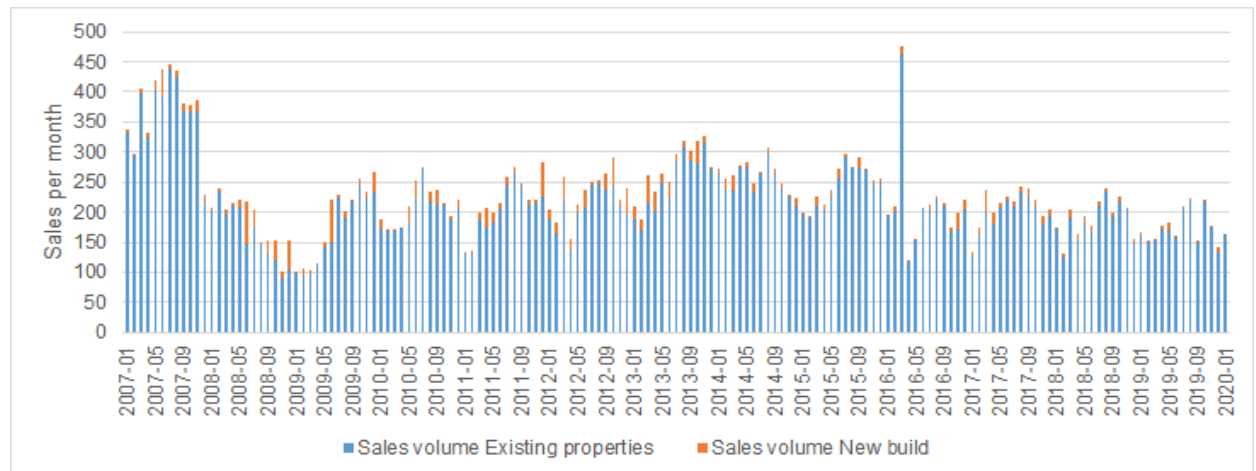
- 2.23 House prices in Barnet have followed recent national trends, with values increasing sharply between 2011 and 2016, but remaining relatively flat until 2019, as shown in Figure 2.23.1. Sales volumes fell below historic levels in early 2020 as a result of the Coronavirus lockdown, but have since recovered (see Figure 2.23.2). By February 2021, sales values had increased by 2.8% in comparison to the same month in 2020 and were 57% higher than February 2011.

**Figure 2.23.1: Average sales value in Barnet**



Source: Land Registry

**Figure 2.23.2: Sales volumes in Barnet (sales per month)**



Source: Land Registry

- 2.24 The future trajectory of house prices is currently uncertain, although Savills *Residential Property Forecast* (March 2021) indicates that values in mainstream (i.e. non-prime) London markets are expected to grow by 2.5% in 2021, 4.5% in 2022, 2.0% in 2023, 2.0% in 2024 and 1.0% in 2025. This equates to cumulative growth of 12.6% between 2021 and 2025 inclusive. This is lower than the UK average cumulative growth forecast of 21.1% between 2021 and 2025 inclusive.

### Private rented sector market context

- 2.25 The proportion of households privately renting in the UK is forecast to increase from under 10% in 1991 to circa 22% by 2023, largely as a result of affordability issues for households who would have preferred to owner occupy<sup>3</sup>. 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 significant disparity between average household incomes and the amounts required to purchase a residential property in the capital.
- 2.26 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. Investment yields have remained stable in London at 3% to 4%. PRS housing as an asset class is still emerging and valuing 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.
- 2.27 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.
- 2.28 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 20% of market value on the basis of build to sell. However, forward funding arrangements may help to reduce finance costs during the build period which offsets the reduction in market value to some degree.
- 2.29 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

<sup>3</sup> Knight Frank 'Multihousing 2019: PRS Research 2019

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

- 2.30 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019.
- 2.31 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”*.
- 2.32 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”*.
- 2.33 In London 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. Local Plan Strategic Policy H4.1 requires a minimum of 35% affordable housing (50% on public sector land) but is applied ‘subject to viability’ having regards to site-specific circumstances. This enables schemes that cannot provide as much as 35% affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.
- 2.34 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 Group<sup>4</sup> concluded that the current use value of a site (or a credible alternative use value) plus an appropriate uplift, represents a competitive return to a landowner. Some members of the RICS considered that a competitive return is determined by market value<sup>5</sup>, 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 revised 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 adopted<sup>6</sup>, 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.

<sup>4</sup> Viability Testing Local Plans: Advice for planning practitioners, June 2012

<sup>5</sup> RICS Guidance Note: Financial Viability in Planning, August 2012

<sup>6</sup> 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 Policy Context

- 2.35 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 have 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.
- 2.36 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.
- 2.37 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).
- 2.38 From September 2019, the previous two stage consultation has been amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.39 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 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.
- 2.40 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.
- 2.41 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.
- 2.42 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 NPPG (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 NPPG 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 NPPG 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.

- 2.43 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).
- 2.44 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.*"
- 2.45 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.

### **The Planning White Paper 2020**

- 2.46 In August 2020, MHCLG issued 'Planning for the future: White Paper' which set out high level proposals for fundamental reforms to the town planning system in the UK. The White Paper proposes that the current plan-led system with planning permission required for individual development proposals be scrapped. The current structure would be replaced with more detailed local plans, which would identify areas within boroughs as land for 'Growth', 'Renewal' or 'Protected', with varying degrees of permission required in each zone.
- 2.47 The White Paper also proposes to reform the current system of planning obligations, with both CIL and Section 106 agreements replaced by a 'Single Infrastructure Tariff'. At present the White Paper



proposes that the tariff would be set as a simple proportion of GDV. Local authorities who wish to provide on-site affordable housing on developments in their areas would need to purchase units from developers at market value, using their receipt from this tariff. The balance of any tariff could be used at the discretion of the local authority.

- 2.48 The proposed arrangements are problematic in terms of implementation and in particular, the government's proposals that a national tariff be set, inferring that every site would make the same tariff payment (in terms of percentage of GDV). This will inevitably mean that the tariff needs to be set by reference to the least viable site within each borough (if indeed, local discretion is allowed). A GDV only approach clearly disregards other factors that influence scheme viability and it is unclear from the White Paper how the heterogeneity of circumstances in urban areas will be addressed.
- 2.49 Laws to change the planning system will be brought forward through a Planning Bill in Autumn 2021. It remains unclear how this challenging issue will be addressed.

### Mayoral CIL

- 2.50 The Borough is located within Mayoral CIL Band 2, which attracts a rate of £60 per square metre before indexation<sup>7</sup>. Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line which is currently planned to provide services to New Southgate Station in Barnet) to relieve pressure on existing transport networks. Although Crossrail 2 is 'on hold' due to TFL's funding issues associated with a fall in fare revenue, the route remains safeguarded.

### Barnet CIL

- 2.51 The Council approved its CIL Charging Schedule on 20 November 2013 and it came into effect on 1 April 2014. In February 2021, the Council consulted on a replacement Draft Charging Schedule which proposes the rates in Table 2.51.1 below. We have incorporated these rates into our appraisals.

**Table 2.51.1: CIL rates per net additional square metre in the Draft Charging Schedule**

Development type	Rate per square metre
Residential including C2, C3 and C4 use classes and sui generis HMOs	£300
Hotels (C1)	£202
Retail (former A1-A5 uses)	£202
Leisure (former D2 uses)	£20
Employment (former B uses classes and B2, B8)	£20
All other uses	£0

### London Plan

- 2.52 The Development Plan in Barnet includes the London Plan and the Council's own adopted plans. We identify in the next section and in Appendix 1 where there are specific requirements set out in the London Plan that need to be reflected in the Council's local plan.
- 2.53 The new London Plan sets a strategic target for 50% of all new housing supply to be delivered as affordable housing over the plan period, taking account of all sources of supply, including estate regeneration schemes. The new London Plan mirrors existing policy which adopts two routes for schemes; a 'fast track' route, where schemes provide 35% affordable housing with a tenure mix that meets local requirements; and a 'viability tested route' for schemes that cannot viably deliver the full 35% affordable housing. The fast track route only applies to industrial sites where schemes fully reprovide the existing employment floorspace. Public sector owned sites are required to provide

<sup>7</sup> The impact of indexation is discussed in section 6.

50% affordable housing. Although individual boroughs can set their own fast track threshold (in excess of 35%) Barnet's emerging policy HOU 01 mirrors the London Plan approach by adopting a target of 35%.

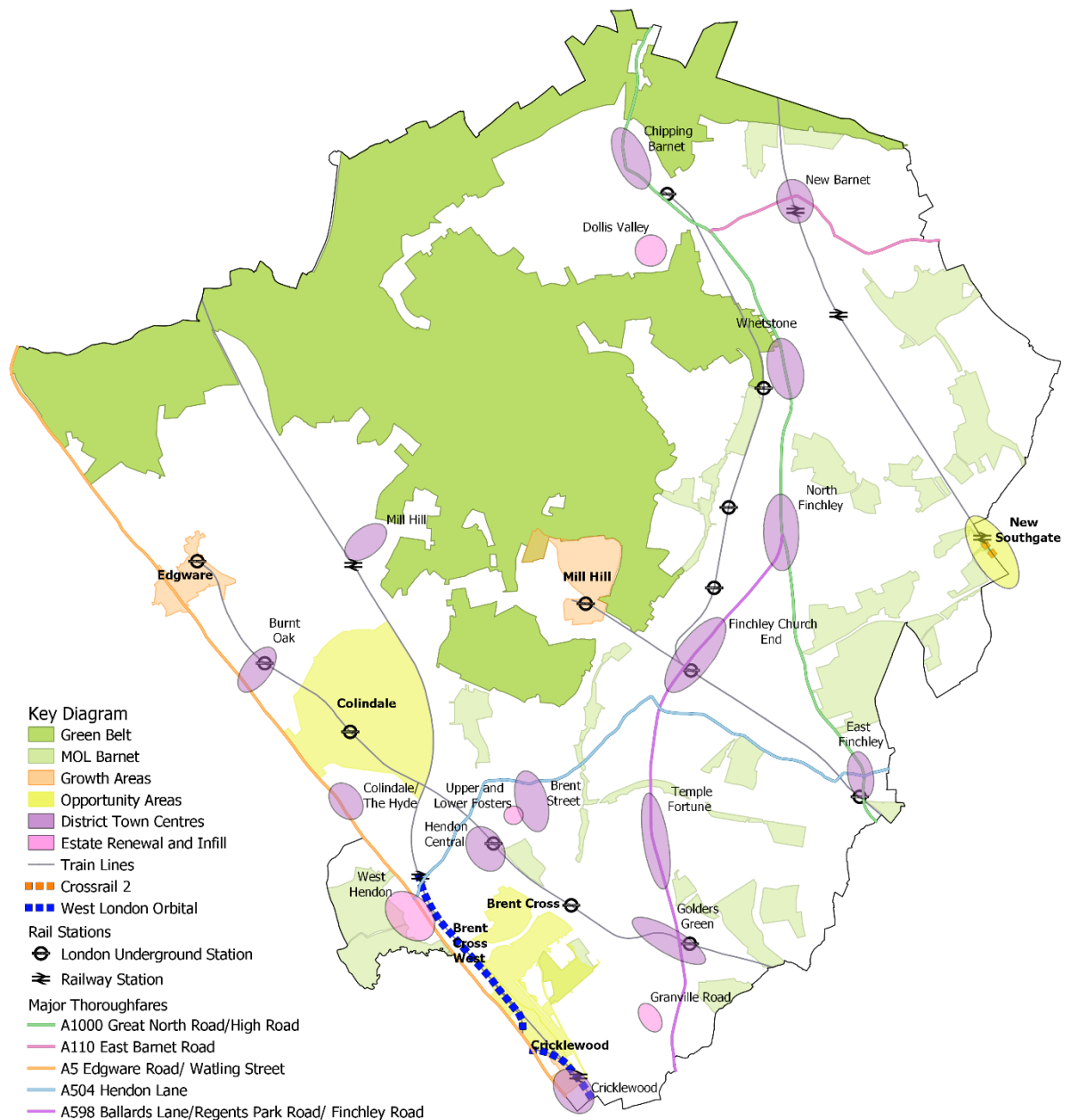
### Local Policy context

- 2.54 The Council undertook a Regulation 18 consultation on a Local Plan between 27 January 2020 and 16 March 2020. It plans to undertake its Regulation 19 consultation in June 2021 with a view to submitting the Plan in Autumn 2021. Appendix 1 sets out the emerging policies of the Regulation 19 Plan. As the Plan moves towards formal sign off by the Council, some of these policies may be subject to revision.
- 2.55 With regards to the requirements of paragraph 34 of the NPPF, which requires LPAs to identify the contributions expected from development, the Council's affordable housing requirements are clearly set out in the emerging policy. With regards to contributions towards other infrastructure, the Council has an adopted CIL Charging Schedule (which as noted is currently under review) which is the main vehicle through which developments will contribute towards infrastructure. Clearly there may be other bespoke contributions, particularly on large developments, but these can only be established at the time individual schemes come forward and needs are identified. Any such contributions in excess of CIL would need to comply with the three tests identified at paragraph 56 of the NPPF.
- 2.56 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements, which are mirrored in Local Plans (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.
- 2.57 The draft Local Plan sets out the Council's vision for growth which will be directed to the most sustainable locations with high levels of public transport accessibility (Brent Cross, Colindale, New Southgate, Mill Hill East, as well as the town centres of Burnt Oak, Chipping Barnet, Cricklewood, Edgware, Finchley Central, Golders Green and North Finchley (see Key Diagram at Figure 2.57.1 for the location of these growth areas and town centres).
- 2.58 The emerging consultation draft Local Plan includes a range of strategic policies. We have reviewed all these policies and have identified those which we consider to have a specific cost impact upon developments. This analysis is attached as Appendix 1 and summarised below. We note that policies may be subject to change as the Plan proceeds to formal sign-off by the Council:
- **Policy HOU01 – Affordable housing:** seeks 35% affordable housing (by habitable rooms) on all developments providing 10 or more units. The tenure split to be provided is 60% low cost rent and 40% intermediate (including London Living Rent and shared ownership).
  - **Policy HOU02 – Housing mix:** seeks a mix of dwelling types and sizes. Market housing priority is reported as three bed units, with two and four bed units as medium priority. For affordable housing, the Council's requirements are for 2 bed 4 person units and 3 bed units for low cost rent, with the highest priority being for 2 bed units. 2 bed units are also the highest priority for shared ownership. The highest priority for units let at London Living Rent is for 3 bed units.
  - **Policy HOU04 – Student accommodation:** reflects London Plan policy H15 which requires purpose build student housing to provide 35% affordable housing (with affordable housing being defined as rent levels that do not exceed 50% of the maintenance grant available to undergraduates studying in London).
  - **Policy CDH02 – Sustainable and inclusive design:** requires that major developments are net zero carbon. Non-residential developments are required to meet a minimum of BREEAM 'very good' rating. All residential units are required to be designed to meet Part M4(2) of the Building Regulations and 10% of units are required to meet Part M4(3).
  - **Policy ECY02 – Affordable Workspace:** requires provision of 10% of gross new workspace as

affordable workspace, or equivalent amount through a payment in lieu.

- **Policy ECC01 – Mitigating Climate Change:** seeks reductions in CO2 emissions – tested through cost uplifts adopted for testing Policy CDH02.
- **Policy ECC06 – Biodiversity:** seeks contribution towards biodiversity from new developments.

**Figure 2.57.2: Key diagram**



Source: Draft Local Plan (Regulation 19)

## Development context

2.59 Barnet is an outer-London borough located in north London. It is the fourth largest borough in

London by area (86.7 square kilometres), 28% of which is designated green belt and 8% is metropolitan open land. The borough is bordered by the London boroughs of Haringey, Brent, Harrow, Camden and Enfield and by Hertsmere Borough Council. The borough has numerous transport routes, including both branches of the London Underground Northern Line and mainline trains from central London (Moorgate and St Pancras) providing north-south services. Public Transport Accessibility Levels ('PTAL') are highest in Edgware, Brent Cross, Golders Green and Chipping Barnet where PTALs reach levels 5 to 6A, meaning good/excellent, but are as low as 1 (meaning the lowest levels of accessibility) throughout much of the borough.

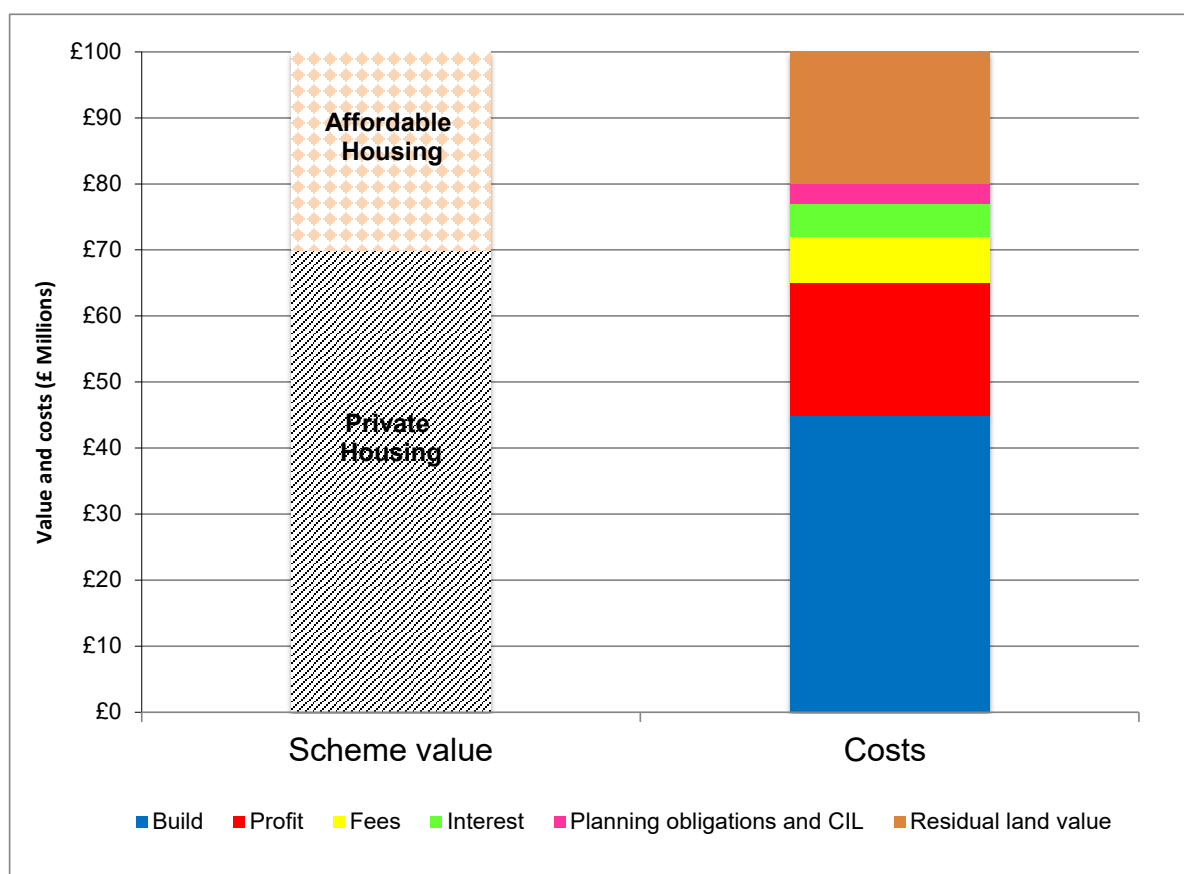
- 2.60 The London Plan designates Cricklewood/Brent Cross and Colindale/Burnt Oak as opportunity areas with potential for significant housing provision and new employment. In addition, the borough accommodates and Area of Intensification at Mill Hill East. These areas are expected to deliver over 16,000 new homes by 2026.
- 2.61 Developments in Barnet range from small in-fill sites to major regeneration schemes. The bulk of development (in terms of volume of units) is expected to come forward on sites in Town Centres and highly accessible locations such as Mill Hill East and around other transport nodes. TfL has recently submitted applications for high density developments around its stations, including Colindale.
- 2.62 The borough has significant opportunities for development through the recycling of previously developed sites, including vacant and under-utilised buildings, housing estates, office buildings, car parks and surplus public sector land.

## 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 London Borough of Barnet and tests the Council's emerging planning policy requirements alongside the CIL rates in the Draft Charging Schedule.

### 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.



- 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 the London Borough of Barnet, many sites will



be previously developed. These sites can sometimes encounter 'exceptional' costs (e.g. archaeological issues). Such costs can be very difficult to anticipate before detailed site surveys are undertaken. In any event, PPG paragraph 012 indicates that such costs should be taken into account when defining benchmark land value;

- 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 17-20% profit on value of the private housing element, depending on the type of scheme and price point. Ultimately, however, profit should be based on a scheme specific assessment of risk.
- 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'<sup>8</sup> 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 sometimes exceed the value of the current 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, 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 Mayor's Affordable Housing and Viability SPG focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be *"fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses"*.
- 3.9 The Local Housing Delivery Group published guidance<sup>9</sup> in June 2012 which provides guidance on

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<sup>8</sup> 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'. Although this guidance was published well in advance of the 2019 PPG, it is fully compliant with the approaches now advocated by the PPG.

<sup>9</sup> Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

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*”.

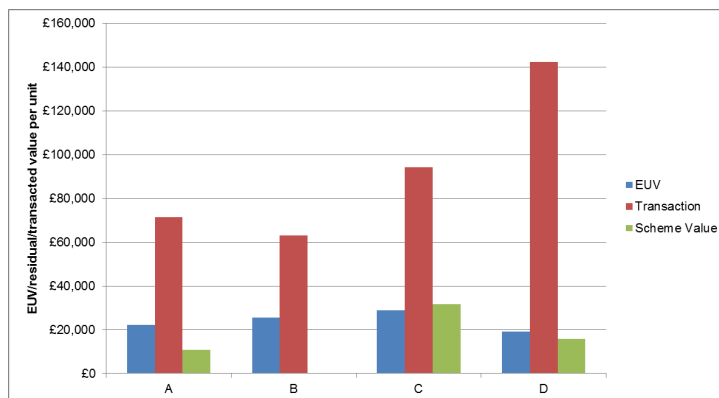
- 3.10 In light of the issues associated with the market value approach, the Local Housing Delivery Group guidance recommended that benchmark land value be “*based on a premium over current use values*” with the “*precise figure that should be used as an appropriate premium above current use value [being] 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*”. The 2019 NPPF no longer refers to “*competitive returns*” but the 2019 PPG refers to the need for a premium above EUV instead.
- 3.11 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, 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).*
- 3.12 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).*
- 3.13 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.
- 3.14 Respondents to consultations on planning policy documents in other authorities in London 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. The 2019 PPG now recognises this issue and states in no fewer than five places that prices paid for sites should not be used as benchmark land values. It also warns that there may be a fundamental mismatch between benchmark land values and prices paid for sites, as developers will use their own ‘personal’ inputs to their appraisals for formulating bids for sites and these inputs may depart from standard assumptions.
- 3.15 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 Barnet, where many sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on 'Financial Viability in Planning':

*"For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as 'competitive returns' respectively). The return to the landowner will be in the form of a land value in excess of current use value".*

- 3.16 The Guidance goes on to state that *"it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites"*.
- 3.17 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.14. 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' CIL rates, the outcome would be unreliable and potentially highly misleading.
  - 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.
- 3.18 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 3.18.1. This chart compares the residual value of four central London 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 3.18.1: Comparison of residual values to existing use value and price paid for site**



- 3.19 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.

### Stakeholder engagement

- 3.20 The PPG sets out an aspiration for viability of developments to be largely determined at the plan making stage. To satisfy this ambition, it would be necessary for landowners and LPAs to have access to detailed knowledge on sites that may come forward over the plan period and the costs associated with delivering the schemes on those sites. Very often, this information is simply unavailable so far in advance of planning applications being brought forward. As a consequence, landowners will have limited information to offer through the engagement process that PPG suggests.
- 3.21 Nevertheless, to satisfy the PPG requirement, stakeholders were given an opportunity to submit information on appraisal inputs and site-specific information during April and May 2021, initially through a pre-engagement questionnaire (attached as Appendix 2). The Council distributed this questionnaire to around 1,000 stakeholders listed on their database. These stakeholders include landowners, site promoters, developers, housing associations, agents, contractors, registered providers and others involved in local development. Stakeholders were invited to attend a workshop on 12 May 2021 during which we presented the results of this Study and our recommendations. Approximately 80 parties expressed an interest in attending and 46 parties attended for all or part of the workshop.

## 4 Appraisal assumptions

- 4.1 In this section, we outline our approach to identifying suitable development typologies for testing purposes and set out the inputs to our appraisals. Both the development typologies and the appraisal inputs are based on local evidence specific to Barnet.

### Development typologies

- 4.2 We have appraised 50 development typologies on sites across the Borough to represent the types of sites that the Council expects to come forward over the life of the new Local Plan. As the Council's emerging policy proposes securing affordable housing contributions from schemes of 10 or more units, we have not tested any typologies providing fewer than 10 units.
- 4.3 The development typologies are identified in Table 4.3.1 overleaf with additional detail provided in Appendix 2. The typologies are informed by the site allocations in the draft Local Plan and therefore reflect the scale of schemes expected to come forward over the plan period.
- 4.4 Many of the typologies incorporate a mix of uses, alongside residential. These uses include retail, supermarkets, office floorspace, light industrial space, hotel floorspace and D1/D2 floorspace. In many cases, such uses will be accommodated on the ground floors where other uses are unsuitable.

### Residential sales values

- 4.5 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within the Borough. We have considered comparable evidence of new build schemes across the borough to establish appropriate values for testing purposes. This exercise indicates that developments in the Borough will attract average sales values ranging from circa £6,544 per square metre (£608 per square foot) to £12,082 per square metre (£1,122 per square foot). The highest sales values are achieved in the south of the Borough (Golders Green and Hampstead), while values in the rest of the borough sit between a fairly narrow range of £6,500 to £8,500 per square metre. Second hand sales indicate a slightly lower bottom end of the range of £6,042 per square metre, but a higher top end at £14,111 per square metre (see Table 4.5.1 and Appendix 3).

**Table 4.5.1: Residential sales values (Land Registry second hand sold price data)**

Postcode sector	Average sold price (per square metre)
NW9	£6,488
NW7	£6,352
NW4	£6,182
NW3	£14,111
NW2	£5,885
NW1	£7,048
NW11	£8,439
N3	£7,958
N2	£6,231
N20	£7,031
N2	£7,245
N14	£6,197
N12	£6,785



Postcode sector	Average sold price (per square metre)
N11	£6,201
N10	£6,245
HA8	£6,042
EN5	£6,193
EN4	£6,373

4.6 Key schemes that are currently being marketed in the Borough are as follows:

- Ridgeway Views (former National Institute for Medical Research): £6,997 per square metre (£650 per square foot) average marketing price;
- Beaufort Park, NW9 5HA: £8,159 per square metre (£758 per square foot) average marketing price;
- Colindale Gardens, NW9 5JE: £7,309 per square metre (£679 per square foot) average marketing price;
- The Rushgroves (former Homebase) NW9 6SS: £7,276 per square metre (£676 per square foot) average marketing price;
- Hendon Waterside Phase 4 NW9 7QS: £7,266 per square metre (£675 per square foot) average marketing price;
- Millbrook Park 9A/B, NW7 1NY: £7,438 per square metre (£691 per square foot) average marketing price;
- Millbrook Park 4B – The Claves: £7,178 per square metre (£717 per square foot) average marketing price;
- Whetstone Square, N20 0QP: £7,589 per square metre (£705 per square foot) average marketing price;
- Octavia, N20 9EZ: £7,718 per square metre (£717 per square foot) average marketing price;
- Sir Thomas Lipton Hospital: £8,901 per square metre (£827 per square foot) average marketing price.

4.7 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next four 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 4.7.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only. We have run a year 5 scenario which utilises the growth rates in Table 4.11.1 and also a 15-year growth scenario which runs the growth and inflation rates shown for 2025 over years 6 to 15.

**Table 4.7.1: Growth scenario (5 year)**

Year	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026 and each year thereafter
Values	4.5%	4.5%	3.0%	3.0%	3.0%	4.0%
Costs	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%

4.8 Whilst the major agents are all predicting growth in sales values over the next five years, we have also modelled a ‘downside’ scenario in which values fall in 2021 and grow at a slower rate than currently predicted by Savills (see Table 4.8.1).

**Table 4.8.1: Downside scenario**

Year	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026 and each year thereafter
Values	-2.0%	0.0%	1.0%	2.0%	2.0%	3.0%
Costs	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%

**Table 4.5.1: Development typologies tested in the study (all areas are square metre gross internal areas)**

Site	Description	Density (units per ha)	Site area HA	Units	Ave GIA sqm per flat	Gross Residential floorspace	Retail	Super-market	Offices	Light industrial and industrial	C1 Hotel	Community uses	Leisure
1	Edgware underground & bus stations (Edgware Growth Area)	284	8.17	2,317	89	207,093	5,000	-	20,000	20,000	-	-	-
2	North London Business Park (Major Transport Infrastructure)	82	16.49	1,350	89	120,645	-	-	30,000	-	-	2,500	-
3	Sainsburys The Hyde (Major Thoroughfare)	412	3.18	1,309	89	117,070	-	9,000	950	-	-	-	-
4	Broadway Retail Park (Cricklewood Growth Area)	364	2.77	1,007	89	90,085	2,500	-	7,500	-	-	-	-
5	Public Health England	166	4.77	794	89	71,048	-	-	-	-	-	3,700	-
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	82	6.74	556	89	49,705	500	-	12,500	12,500	-	-	-
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	116	4.12	478	89	42,705	-	-	-	-	-	-	-

Site	Description	Density (units per ha)	Site area HA	Units	Ave GIA sqm per flat	Gross Residential floorspace	Retail	Super- market	Offices	Light industrial and industrial	C1 Hotel	Community uses	Leisure
8	Allum Way (Whetstone Town Centre)	104	4.27	444	89	39,778	500		5,000	-	-	-	-
9	Tesco Coppetts Centre (Major Thoroughfares)	127	3.12	397	89	35,493	500	7,500	-	-	-	2,500	-
10	Edgware Hospital (Major Thoroughfare)	128	2.87	366	89	32,628	-	-	-	-	-	-	-
11	Woodside Park Station West (Existing Transport Infrastructure)	260	1.37	356	89	31,830	-	-	-	-	-	-	-
12	Great North Leisure Park (Major Thoroughfare)	102	3.45	352	89	31,465	4,000	-	5,000	-	-	-	11,000
13	High Barnet Station (Chipping Barnet Town Centre)	195	1.50	292	89	26,188	500	-	2,500	-	-	-	-
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	284	0.99	281	89	25,025	2,000	-	2,000	-	-	2,000	-

Site	Description	Density (units per ha)	Site area HA	Units	Ave GIA sqm per flat	Gross Residential floorspace	Retail	Super- market	Offices	Light industrial and industrial	C1 Hotel	Community uses	Leisure
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	31	7.31	224	89	20,030	-	-	-	-	-	500	-
16	Finchley House (key site 3) (North Finchley Town Centre)	326	0.62	202	89	18,070	2,000	-	-	-	-	2,000	-
17	Army Reserve Depot (Chipping Barnet Town Centre)	153	1.26	193	89	17,165	2,000	-	-	-	-	-	-
18	McDonald's Restaurant	365	0.48	175	89	15,658	1,700	-	-	-	-	-	-
19	744-776 High Rd (North Finchley Town Centre)	324	0.54	175	89	15,658	1,900	-	1,000	-	-	-	1,000
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	200	0.85	170	89	15,205	-	5,000	-	-	-	-	-
21	KFC/ Burger King Restaurant	368	0.44	162	89	14,495	1,600	-	-	-	-	-	-

Site	Description	Density (units per ha)	Site area HA	Units	Ave GIA sqm per flat	Gross Residential floorspace	Retail	Super- market	Offices	Light industrial and industrial	C1 Hotel	Community uses	Leisure
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	109	1.47	160	89	14,300	-	-	1,500	-	-	-	-
23	Whalebones Park	68	2.20	149	89	13,395	-	-	-	-	-	-	-
24	Danegrove Former Playing Field	170	0.87	148	89	13,245	-	-	-	-	-	-	-
25	East Finchley station carpark (East Finchley Town Centre)	182	0.74	135	90	12,083	2,500	-	2,500	-	-	-	-
26	Beacon Bingo (Cricklewood Growth Area)	281	0.47	132	89	11,888	-	-	-	-	-	-	5,000
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	181	0.73	132	89	11,888	1,250	-	1,250	-	-	-	-
28	309-319 Ballards Lane (North Finchley Town Centre)	325	0.40	130	89	11,630	500	-	1,000	-	-	-	-



Site	Description	Density (units per ha)	Site area HA	Units	Ave GIA sqm per flat	Gross Residential floorspace	Retail	Super- market	Offices	Light industrial and industrial	C1 Hotel	Community uses	Leisure
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	158	0.81	128	89	11,435	-	-	-	-	-	-	-
30	Mill Hill East Station (Mill Hill Growth Area)	102	1.24	127	89	11,435	-	-	-	-	-	-	-
31	IBSA House (Mill Hill Growth Area)	60	2.08	125	89	11,178	1,500	-	1,300	-	-	-	-
32	45-69 East Barnet Rd (New Barnet town centre)	183	0.60	110	89	9,820	2,000	-	2,200	-	-	-	-
33	Watford Way & Bunns Lane (Major Thoroughfare)	122	0.86	105	89	9,368	-	-	-	-	-	-	-
34	Woodside Park Station east (Existing Transport Infrastructure)	207	0.46	95	90	8,508	-	-	-	-	-	-	-
35	Ravensfield House (Middlesex University and The Burroughs)	233	0.36	84	89	7,603	-	-	-	-	-	845	-

Site	Description	Density (units per ha)	Site area HA	Units	Ave GIA sqm per flat	Gross Residential floorspace	Retail	Super- market	Offices	Light industrial and industrial	C1 Hotel	Community uses	Leisure
36	Kingmaker House (New Barnet Town Centre)	235	0.26	61	89	5,448	400	-	1,000	-	-	-	-
37	Central House (Finchley/ Church End Town Centre)	320	0.15	48	89	4,285	200	-	800	-	-	-	-
38	Bunns Lane Carpark (Mill Hill Town Centre)	130	0.33	43	89	3,833	-	-	-	-	2,500	-	-
39	Usher Hall (Middlesex University and The Burroughs)	89	0.44	39	89	3,575	-	-	-	-	-	-	-
40	Fayer's Building Yard & Church (New Barnet Town Centre)	119	0.21	25	89	2,218	-	-	-	-	-	950	-
41	East Finchley substation (East Finchley Town Centre)	121	0.19	29	90	2,068	670	-	-	-	-	-	-
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	256	0.09	23	90	2,068	-	-	-	-	-	-	-

Site	Description	Density (units per ha)	Site area HA	Units	Ave GIA sqm per flat	Gross Residential floorspace	Retail	Super- market	Offices	Light industrial and industrial	C1 Hotel	Community uses	Leisure
43	The Burroughs carpark (Middlesex University and The Burroughs)	162	0.13	21	89	1,873	-	-	-	-	-	-	-
44	Park House (East Finchley Town Centre)	95	0.20	19	90	1,703	-	-	-	-	-	1,135	-
45	Mill Hill Library	112	0.17	19	90	1,703	-	-	-	-	-	1,703	-
46	Osidge Lane Community Halls	36	0.45	16	89	1,420	-	-	-	-	-	1,000	-
47	PDSA and Fuller St car park	50	0.32	16	89	1,420	-	-	-	-	-	2,840	-
48	East Barnet Library	75	0.16	12	89	1,163	-	-	-	-	-	1,163	-
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	150	0.06	9	89	798	-	-	-	-	-	-	-
50	Manor Park Road carpark	88	0.08	7	89	710	-	-	-	-	-	-	-

## Affordable housing tenure and values

- 4.9 Schemes providing 10 or more units are required to provide affordable housing on-site. We have tested these schemes with varying percentages of affordable housing from 0% to 50%.
- 4.10 For the purposes of testing potential levels of affordable housing to inform the new plan policy approach, our appraisals assume that the rented housing is let at rents that do not exceed London Affordable Rents, as shown in Table 4.10.1. These rents are broadly equivalent to social/target rents and are therefore the lowest rents that the Council could consider in terms of its policy options.

**Table 4.10.1: Affordable housing rents (per week)**

Rent type	1 bed	2 bed	3 bed	4 bed
London Affordable Rent (2021/22)	£161.71	£171.20	£180.72	£190.23
London Living Rent (intermediate tenure)	£168.01	£186.68	£205.34	£224.01

- 4.11 RPs are permitted to increase rents by CPI plus 1% per annum which we have reflected in our assessment.
- 4.12 The key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.12.1 summarises the capital values that each tenure would generate, using a mix of 15% one beds, 40% two beds, 40% three beds and 5% four beds for rented units.

**Table 4.12.1: Capital values of affordable housing (per square metre Net Internal Area)**

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value <sup>10</sup>
London Affordable Rent	£3,458	£2,586	£2,209	£2,015	£2,339
London Living Rent	£3,617	£2,865	£2,570	£2,445	£2,638

- 4.13 RPs typically sell shared ownership units on the basis of initial equity sales of between 25% to 50% and a rent of 2.75% on the retained equity. Initial equity sales above 50% would result in total housing costs exceeding affordable levels based on the GLA maximum income thresholds. In higher value parts of the Borough, lower initial equity sales would be necessary in order to comply with GLA income thresholds. We have tested a range of income thresholds for shared ownership units which vary with unit size as summarised in Table 4.13.1.

**Table 4.13.1: Shared ownership qualifying income thresholds and capital values**

Unit type	Maximum household income (gross per annum)	Initial equity sale (% of total value)	Rent on retained equity (%)	Capital value per square metre
1 bed	£50,000	25%	2.4%	£4,192
2 bed	£60,000	25%	1.6%	£3,378
3 bed	£70,000	25%	1.3%	£3,073
Blended capital value				£3,128

- 4.14 The CLG/HCA 'Shared Ownership and *Affordable Homes Programme 2016-2021: Prospectus*' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant.

<sup>10</sup> Net of RP's on-costs at 5%

- 4.15 For the purpose of testing the viability impact of First Homes, we have assumed that 25% of units in a scheme will be provided in place of traditional intermediate tenures. This will mean that the tenure split will be 60% London Affordable Rent, 25% First Homes and 15% Shared Ownership or London Living Rent. For testing purposes, we have assumed that First Homes will be sold at discounts of 30% and 40%.

### Rents and yields for commercial development

- 4.16 As noted earlier in this section, some of our development typologies incorporate retail and other uses on ground floors and others include more extensive areas of non-residential floorspace. Our assumptions on rents and yields for the retail, office, industrial and other non-residential floorspace are summarised in Table 4.15.1. These assumptions are informed by lettings of similar floorspace in the area over the past two years (see Appendix 4). Our appraisals assume a 12-month rent-free period. We deduct 6.8% of capital value to reflect deduction of purchaser's costs.

**Table 4.20.1: Commercial rents (£s per square metre) and yields**

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	£434	6.5%	12
Retail supermarkets	£250	4.5%	12
Light industrial/industrial	£200	5.0%	12
Offices	£325	6.0%	12
D1/D2	£200	6.0%	12
Hotels	£300	5.0%	12

### Build costs

- 4.17 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. Base costs (adjusted for local circumstances by reference to BICS multiplier) are attached as Appendix 5 and summarised in Table 4.16.1.

**Table 4.16.1: BCIS build costs (expressed per gross square metre)**

Type of development	BCIS cost	Base cost per square metre	External works	Total (before policy costs)
Flats - 5 or fewer storeys	816 Flats 3-5 storey (mean)	£1,807	10%	£1,988
Flats – 6 or more storeys	816. Flats – 6 storey or above (mean)	£2,206	10%	£2,427
Offices	320 Offices – generally	£2,321	10%	£2,553
Retail supermarkets	344 Supermarkets – generally	£1,916	10%	£2,108
Retail units	345. Shops – Generally	£1,830	10%	£2,013
Light industrial	282.22 Purpose built factories/ offices - mixed facilities	£1,456	10%	£1,602
Hotels	852 Hotels	£2,577	10%	£2,835
Student housing	856.2 Student residences	£2,364	10%	£2,600



Type of development	BCIS cost	Base cost per square metre	External works	Total (before policy costs)
Community facilities	532 Community centres	£2,571	10%	£2,828
Sports centres	562.1 Sports centres/ recreational centres	£2,334	10%	£2,567

- 4.18 Flatted schemes in the borough are typically between two to five storeys, which is reflected in the range of costs selected from the BCIS database. However, in growth areas around transport links where PTALs are high, the Council anticipates that there will be taller flatted blocks being brought forward over the plan period and a higher cost is reflected for the typologies which exceed 5 storeys. As noted in Table 4.19.1, the base costs are increased by 10% to account for external works (including car parking spaces, where provided). Residential costs are also increased by 6% for the costs of meeting the energy requirements now embedded into Part L of the Building Regulations. Our appraisals incorporate a contingency equating to 5% of construction costs.

### Carbon offset and climate change

- 4.19 We have tested a series of option for climate change policies which are based on a study undertaken by Currie & Brown on behalf of the Council and other London authorities (*'Towards Net Zero Carbon: Achieving greater carbon reductions on site – The role of carbon pricing'* May 2020). The 'baseline' position is based on a carbon offset contribution equating to 1.21% of construction costs. The alternative scenarios – which use a combination of carbon offsetting and a range of technologies – result in alternative cost uplifts which we have applied in our appraisals, as summarised in Table 4.19.1.

**Table 4.19.1: Potential climate change scenarios**

Scenario	Description	Percentage uplift against baseline construction cost (including uplift in construction cost and carbon offsetting)	
		Flats	Houses
Baseline	BAU scenario with carbon offset at £100/t	1.48%	1.21%
1	Ultra-low energy fabric and direct electric with tiered carbon offset cost	1.65%	1.16%
2	Good practice fabric and heat pump with tiered carbon offset cost	3.87%	1.95%
3	Ultra-low energy fabric and heat pump with tiered carbon offset cost	4.78%	4.21%
4	Good practice fabric and better heat pump with tiered carbon offset cost	5.39%	2.63%
5	Ultra-low energy fabric and better heat pump with tiered carbon offset cost	6.52%	4.89%

### Accessibility standards

- 4.20 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) at an average cost of £521 per house and £924 per unit for flats. In addition, we have assumed that Category 3 standard applies to 10% of dwellings at a cost of £22,694 per house and £7,908 per flat<sup>11</sup>. These costs address both parts A and B of the requirements (i.e. that the communal areas are designed and fitted out to allow wheelchair access and also that the dwellings themselves are designed and fitted out to facilitate occupation by wheelchair users).

<sup>11</sup> Based on DCLH *'Housing Standards Review: Cost Impacts'* September 2014

### Professional fees

- 4.21 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

### Development finance

- 4.22 Our appraisals assume that development finance can be secured at a rate of 6%, inclusive of arrangement and exit fees, reflective of current funding conditions.

### Commercial marketing

- 4.23 Our appraisals incorporate an allowance of 10% of first year's rent for letting agents fees and 5% of first year's rent for letting legal fees. We also incorporate an allowance of 1% of capital value for sales agent fees and 0.75% for sales legal fees.

### Marketing costs

- 4.24 Our appraisals incorporate an allowance of 3% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

### Mayoral CIL

- 4.25 The Borough is located within Mayoral CIL Band 2, which attracts a rate of £60 per square metre before indexation<sup>12</sup>. Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line which is currently planned to provide services to Southgate Station in Barnet) to relieve pressure on existing transport networks.

### Barnet CIL

- 4.26 The Council approved its CIL Charging Schedule on 20 November 2013 and it came into effect on 1 April 2014. In February 2021, the Council consulted on a replacement Draft Charging Schedule which proposes the rates in Table 4.26.1 below. We have incorporated these rates into our appraisals.

**Table 4.26.1: CIL rates per net additional square metre in the Draft Charging Schedule**

Development type	Rate per square metre
Residential including C2, C3 and C4 use classes and sui generis HMOs	£300
Hotels (C1)	£202
Retail (former A1-A5 uses)	£202
Leisure (former D2 uses)	£20
Employment (former B uses classes and B2, B8)	£20
All other uses	£0

- 4.27 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 Barnet 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.

<sup>12</sup> The impact of indexation is discussed in section 6.

### Electric vehicle charging points

- 4.28 The emerging Plan requires provision of active electric vehicle charging points for at least 1 in 5 car parking spaces and passive provision for the remaining spaces. We have allowed £1,500 per unit for active electric vehicle charging points, which reflects quotations on standards residential projects in London<sup>13</sup>. This is for the charging point and all necessary infrastructure within a development. This is applied to all spaces, assuming a 1 to 1 provision of parking spaces on all developments, which in many cases will significantly overstate the level of provision, particularly on developments located in areas with high levels of public transport accessibility.

### Biodiversity net gain

- 4.29 We have tested the requirement for a 10% increase in biodiversity in perpetuity using the installation of green roofs as a proxy for a measure which would achieve the policy objective. Extensive green roofs with substrate of a minimum settled depth of 80 mm can deliver moderate to high biodiversity potential<sup>14</sup>. Green roofs also assist in creating sustainable urban drainage. Green roofs typically cost £100 to £150 per square metre of roof area<sup>15</sup>. We have incorporated a cost allowance of £150 per square metre of green roof space in our appraisals.
- 4.30 For the purposes of testing an increase in biodiversity net gain to 20%, we have doubled the allowance above which would be used for additional measures.

### Section 106 costs

- 4.31 To account for residual Section 106 requirements, we have included an allowance of up to £20 per square metre for non-residential development and up to £1,500 per unit for residential development. The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

### Development and sales periods

- 4.32 Development and sales periods vary between type of scheme. However, our sales periods for residential schemes are based on an assumption of a sales rate of 6 units per month, with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that many schemes in London have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach.
- 4.33 For commercial development, we have assumed that the completed floorspace is sold at practical completion. As noted earlier, our appraisals assume a 12 month rent-free period for ground floor retail included in some of the developments. These deferrals are reflected in the sum paid by the Investor.

### Developer's profit

- 4.34 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.
- 4.35 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

<sup>13</sup> London Plan Viability Study December 2017. We would expect the costs to fall as more developments fit this infrastructure in response to increasing sales of electric vehicles.

<sup>14</sup> 'Urban Greening for Biodiversity Net Gain: A Design Guide' Mayor of London, March 2021

<sup>15</sup> 'Urban Greening Factor Study' Green Infrastructure Consultancy on behalf of City of London, July 2018 and 'How much do green roofs cost?' [Green Roof or Sedum Roof Costs](#) | [The Renewable Energy Hub](#)

levels will largely be determined by the attitudes of the banks towards development proposals.

- 4.36 Following the second national lockdown and introduction of a mass vaccination programme, perceived risk in the in the UK housing market is receding, albeit there is a degree of caution in prime central London markets. We have therefore adopted a profit margin of 18% of private residential GDV for testing purposes, reflecting the level of profit typically applied in viability assessments submitted with planning applications in the second half of 2020 and early 2021. Profits on 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.
- 4.37 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.

### **Exceptional costs**

- 4.38 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 detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. This approach is in line with the requirements of the PPG, which states that benchmark land values should be adjusted for exceptional costs, which in effect means they have a neutral impact. To a degree, the costs for addressing abnormal ground conditions 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**

- 4.39 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.
- 4.40 We have arrived at a broad judgement on the likely range of benchmark land values based on the existing floorspace and uses that are redeveloped for residential. We have adopted a set of benchmarks which are consistent with those applied in the Council's CIL Viability Study 2019 and subsequent 2021 update. The calculations assume that the landowner has made a judgement that the current building and/or planning use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a rent in line with market norms to come forward for development, as residual value may not exceed current use value in these circumstances.
- 4.41 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.
- 4.42 Sites will be in various existing uses and for the purposes of the study, we have adopted a range of benchmark land values from £1 million to £10.25 million per gross hectare, inclusive of any premium deemed to be required to incentivise release of land for development. This range is informed by our

analysis of lettings of industrial floorspace and secondary offices in the borough, as set out below.

- 4.43 Lettings of office space in the borough between November 2016 and April 2021 have achieved rents ranging from £7 per square foot to £50 per square foot, with lettings in the bottom 20% averaging £13.50 per square foot, which is reflective of the sites likely to come forward for development. We have established the capital value of a site extending to one hectare by adopting the following assumptions:
- 40% site coverage
  - 2 storeys
  - Yield 7.0%
  - 1 years rent free
  - £70 per square foot light refurbishment cost plus fees at 7% of costs
  - Purchaser's costs deducted at 6.8%
  - 20% premium.
- 4.44 The capital value assumed is £10.25 million, including premium.
- 4.45 We have adopted the same approach for industrial buildings. We have applied a rent of £7 per square foot reflecting the lower end of the range of lettings of industrial space between November 2016 and April 2021. We have established the capital value of a site extending to one hectare by adopting the following assumptions:
- 40% site coverage
  - 1 storey
  - Yield 7%
  - 1 year rent free
  - Purchaser's costs deducted at 6.8%
  - 20% premium.
- 4.46 The capital value assumed is £4.55 million across the borough.
- 4.47 In addition, we have tested two lower value benchmarks, the first reflecting previously undeveloped land, including infill sites and amenity land (£1 million per hectare), and the second for publicly owned land (£0.75 million per hectare), reflecting the prioritisation of planning policy objectives in lieu of land receipts on sites disposed by public sector landowners.



## 5 Appraisal outputs

- 5.1 We have tested the impact of policies in various ways to assist the Council in assessing their impact, both individually and cumulatively. The full inputs to the appraisals are provided at Appendix 6 and the outputs are provided at Appendix 7. Extracts from the full results are incorporated within the next section of the report, which analyses the outputs. As noted previously, we have appraised 50 development typologies, reflecting different densities and types of development across the Borough (ranging from 7 units to 2,317 units).
- 5.2 Each appraisal of residential schemes providing 10 or more units incorporates (where relevant) the following levels of affordable housing to test the objectives of emerging Policy HOU 01:
- 50% affordable housing
  - 40% affordable housing
  - 35% affordable housing
  - 30% affordable housing
  - 20% affordable housing
  - 10% affordable housing
  - 0% affordable housing
- 5.3 The appraisals are based on a tenure split of 60% London Affordable Rent and 40% intermediate. The tenure split of the intermediate element has been considered on the following bases:
- 100% London Living Rent;
  - 100% Shared Ownership;
  - 63% First Homes (30% discount to market value) and 37% London Living Rent;
  - 63% First Homes (40% discount to market value) and 37% London Living Rent.
- 5.4 The cumulative impact of other emerging policies with cost implications is tested, as follows:
- Electric vehicle charging;
  - Biodiversity net gain of 10%;
  - Biodiversity net gain of 20%;
  - Accessibility standards (M4(2) applied to all dwellings and M4(3) to 10% of dwellings;
  - Various net zero carbon scenarios addressing both residential and commercial; and
  - Affordable workspace on schemes incorporating commercial floorspace.
- 5.5 For each residential development typology, we have tested a range of sales values, reflecting the spread across the Borough identified in the previous section. 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 either negative or lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.6 The base results are tested with the growth and inflation rates summarised in Table 4.4.1. These results are attached at appendices 9 and 10.

## 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 Borough. We have tested the impact of emerging plan policies to assist the Council in its decision making on potential policy approaches.

### **Affordable housing – Policy HOU 01**

- 6.2 We have tested the viability of the 35% affordable housing target contained within Policy HOU 01 across all the typologies where relevant (i.e. where schemes provide 10 or more units). The full results are attached as Appendix 7 and we provide the results for schemes at a price point of £7,551 per square metre in tables 6.2.1 to 6.2.4. In each of these tables, we compare the residual land value generated by each typology against the four benchmark land values outlined in Section 4. These base results assume that the affordable housing is provided as 60% London Affordable Rent and 40% Shared Ownership (the impact of tenure is discussed later).
- 6.3 The appraisals generate a range of results, which are very sensitive to which of the four benchmark land is adopted. Clearly in reality, each individual site allocation will have its own unique existing use value which will need to be established at the development management stage. However, our appraisals provide an indication of the potential outcomes, in the context of a reasonable range of benchmark land values for each site.
- 6.4 There is no uniform level of affordable housing that all of the sites can viably achieve; against each benchmark land value, there are some schemes that can deliver 35% (or more) affordable housing, but other schemes that are only viable with much lower levels of affordable housing. Furthermore, there are other sites that currently generate a deficit against the highest benchmark land values, even at zero affordable housing. In these cases, growth in sales values over the plan period will be required for these schemes to become viable.
- 6.5 These results indicate that the approach advocated by the NPPF of a fixed affordable housing percentage that is applied to all sites is unlikely to be workable in Barnet. Instead, a policy approach which seeks to maximise the level of affordable housing provided on each individual application site is required. This policy approach reflects London Plan policy, which implicitly accepts that not all schemes will be able to meet the 35% affordable housing ‘fast track’ requirement by offering a ‘viability tested’ alternative. The latter approach facilitates schemes that cannot meet the full 35% affordable housing requirement to come forward at reduced level, ensuring that these sites contribute towards housing supply in the wider sense, but also a contribution towards affordable housing need, albeit not at the full 35% level.
- 6.6 The alternative policy approach would be to adopt a fixed or ‘quota’ based approach to affordable housing, which is applied to every site regardless of individual scheme viability. There are two major issues with this approach. Firstly, the starting policy level would need to be set at a level that all sites can viably achieve which would necessarily be significantly lower than 35%. This would result in schemes that could have viably provided 35% affordable housing no longer doing so. Secondly, a fixed affordable housing percentage would prevent some sites coming forward for residential development at all (e.g. when sites have high existing use values). They would stay in their existing use or be developed for other uses.
- 6.7 The appraisals therefore support the Council’s emerging policy approach, but there is a need to explicitly acknowledge that viability issues on some sites may prevent some sites from achieving the full 35% affordable housing sought by policy.

### **Impact of affordable housing tenures**

- 6.8 As noted in Section 5, we have tested affordable housing on schemes from two units upwards at 0% to 50% affordable housing in 10% increments, including a mid-point at 35% to reflect the Council’s emerging policy of 35%. We have tested four tenure scenarios, as follows:

**Table 6.2.1: Residual land values at residential sales price point of £7,551 per square metre – affordable housing tenure of 60% Rent and 40% Shared Ownership – Benchmark Land Value 1**

BLV: SECONDARY OFFICES			Residual land values (£m)						
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Gri	2,317	£83.74	£135.577	£108.871	£82.011	£54.921	£41.221	£27.355	£-1.227
2 North London Business Park (Major Transport Infr	1,350	£189.02	£158.707	£139.201	£119.612	£99.687	£89.936	£79.925	£59.767
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£89.011	£71.291	£53.451	£35.404	£26.302	£17.201	£-1.018
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£69.035	£54.967	£40.788	£26.583	£19.480	£12.378	£-1.899
5 Public Health England	795	£48.89	£95.957	£84.015	£72.041	£60.067	£54.080	£48.093	£36.087
6 Finchley Central Station (Finchley Central/ Church E	556	£69.09	£76.383	£67.551	£58.718	£49.886	£45.470	£41.054	£32.222
7 Douglas Bader Park Estate (Estate Regeneration and	478	£42.23	£62.146	£54.622	£47.084	£39.546	£35.776	£32.007	£24.469
8 Allum Way (Whetstone Town Centre)	445	£43.77	£31.269	£24.690	£18.111	£11.533	£8.243	£4.951	£-1.724
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£52.850	£46.640	£40.430	£34.216	£31.106	£27.995	£21.774
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£25.373	£20.015	£14.658	£9.300	£6.622	£3.939	£-1.498
11 Woodside Park Station West (Existing Transport Infr	356	£14.04	£45.865	£40.295	£34.719	£29.143	£26.355	£23.567	£17.991
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£42.965	£37.450	£31.934	£26.418	£23.660	£20.903	£15.387
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£20.034	£15.767	£11.499	£7.231	£5.097	£2.957	£-1.376
14 Tally Ho Triangle (key site 1) (North Finchley Town C	280	£10.15	£21.183	£18.604	£16.025	£13.446	£10.867	£8.288	£5.709
15 Watchtower House & Kingdom Hall (Mill Hill Growth A	224	£74.93	£27.945	£24.483	£21.022	£17.560	£15.830	£14.099	£10.637
16 Finchley House (key site 3) (North Finchley Town C	202	£6.36	£13.625	£10.656	£7.687	£4.714	£3.215	£1.716	£-1.300
17 Army Reserve Depot (Chipping Barnet Town Centre	192	£12.92	£14.770	£11.949	£9.127	£6.306	£4.896	£3.480	£0.631
18 McDonald's Restaurant	175	£4.92	£13.365	£10.793	£8.221	£5.649	£4.364	£3.072	£0.475
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£13.152	£10.539	£7.925	£5.292	£3.975	£2.658	£0.025
20 Tesco Finchley (Central Finchley/ Church End Town	170	£8.71	£13.650	£11.112	£8.573	£6.028	£4.749	£3.470	£0.912
21 KFC/ Burger King Restaurant	162	£4.51	£12.756	£10.335	£7.915	£5.484	£4.265	£3.045	£0.606
22 Watling Avenue carpark & market (Burnt Oak Town	160	£15.07	£21.183	£18.604	£16.025	£13.446	£10.867	£8.288	£5.709
23 Whalebones Park	150	£22.55	£21.255	£18.701	£16.146	£13.589	£12.309	£11.029	£8.470
24 Danegrove Former Playing Field	148	£8.92	£19.683	£17.470	£15.057	£12.643	£11.436	£10.230	£7.618
25 East Finchley station carpark (East Finchley Town C	135	£7.59	£11.662	£9.601	£7.539	£5.477	£4.448	£3.414	£1.352
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£7.573	£5.411	£3.249	£1.087	£0.005	£-1.105	£-3.328
27 811 High Rd & Lodge Lane carpark (North Finchley	133	£7.48	£11.876	£9.716	£7.554	£5.393	£4.312	£3.231	£1.069
28 309-319 Ballards Lane (North Finchley Town Centre	130	£4.10	£9.601	£7.816	£5.831	£3.845	£2.655	£1.660	£-0.121
29 Colindeep Lane (adjacent to Northern Line) (Colinda	128	£8.30	£17.178	£15.093	£13.008	£10.923	£9.880	£8.838	£6.753
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£9.326	£7.374	£5.422	£3.470	£2.494	£1.518	£-0.444
31 BSA House (Mill Hill Growth Area)	125	£21.32	£18.360	£16.322	£14.284	£12.245	£11.226	£10.207	£8.168
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£9.683	£7.979	£6.276	£4.572	£3.220	£2.069	£1.163
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£14.394	£12.651	£10.905	£9.160	£8.287	£7.415	£5.669
34 Woodside Park Station east (Existing Transport Infr	95	£4.72	£7.363	£5.665	£4.366	£2.856	£2.101	£1.346	£-0.166
35 Ravensfield House (Middlesex University and The B	85	£3.69	£5.795	£4.453	£3.103	£1.754	£1.079	£0.404	£-0.960
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£5.078	£4.100	£3.121	£2.143	£1.653	£1.164	£0.163
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£3.902	£3.132	£2.361	£1.591	£1.205	£0.820	£0.050
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£3.633	£2.667	£2.089	£1.312	£0.923	£0.534	£-0.247
39 Usher Hall (Middlesex University and The Burroughs	39	£4.51	£6.149	£5.419	£4.690	£3.960	£3.595	£3.231	£2.501
40 Fayer's Building Yard & Church (New Barnet Town	25	£2.15	£3.204	£2.745	£2.286	£1.825	£1.593	£1.360	£0.685
41 East Finchley substation (East Finchley Town Centr	23	£1.95	£4.327	£3.903	£3.479	£3.055	£2.843	£2.631	£2.207
42 Egerton Gardens carpark (Middlesex University and	23	£0.92	£3.627	£3.197	£2.766	£2.336	£2.121	£1.906	£1.475
43 The Burroughs carpark (Middlesex University and T	21	£1.33	£3.284	£2.895	£2.505	£2.115	£1.920	£1.725	£1.336
44 Park House (East Finchley Town Centre)	19	£2.05	£2.183	£1.825	£1.465	£1.101	£0.919	£0.734	£0.362
45 Mill Hill Library	19	£1.74	£0.325	£-0.021	£-0.378	£-0.735	£-0.913	£-1.091	£-1.448
46 Osidge Lane Community Halls	16	£4.61	£1.751	£1.456	£1.157	£0.857	£0.705	£0.552	£0.244
47 PDSA and Fuller St car park	16	£3.28	£0.275	£-0.036	£-0.351	£-0.666	£-0.824	£-0.982	£-1.297
48 East Barnet Library	12	£1.64	£0.996	£0.767	£0.538	£0.306	£0.189	£0.073	£-0.162
49 Burroughs Gardens Carpark (Middlesex University a	9	£0.62	£1.395	£1.395	£1.395	£1.395	£1.395	£1.395	£1.395
50 Manor Park Road carpark	7	£0.82	£1.090	£1.090	£1.090	£1.090	£1.090	£1.090	£1.090



**Table 6.2.2: Residual land values at residential sales price point of £7,551 per square metre – affordable housing tenure of 60% Rent and 40% Shared Ownership – Benchmark Land Value 2**

BLV: SECONDARY INDUSTRIAL			Residual land values (£m)							
Description	No of units	BLV (£m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Edgware underground & bus stations (Edgware Gri	2,317	£37.17	£135.58	£108.87	£82.01	£54.92	£41.22	£27.35	-£1.23	
2 North London Business Park (Major Transport Infr	1,350	£75.03	£158.71	£139.20	£119.61	£99.89	£89.94	£79.92	£59.77	
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£14.47	£89.01	£71.29	£53.45	£35.40	£26.30	£17.20	-£1.02	
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£12.60	£69.03	£54.97	£40.79	£26.58	£19.48	£12.38	-£1.90	
5 Public Health England	795	£21.70	£95.96	£84.02	£72.04	£60.07	£48.08	£48.09	£36.09	
6 Finchley Central Station (Finchley Central/ Church E	556	£30.67	£76.38	£67.55	£58.72	£49.89	£45.47	£41.05	£32.22	
7 Douglas Bader Park Estate (Estate Regeneration and	478	£18.75	£62.15	£54.62	£47.08	£39.55	£35.78	£32.01	£24.47	
8 Allum Way (Whetstone Town Centre)	445	£19.43	£31.27	£24.69	£18.11	£11.53	£8.24	£4.95	-£1.72	
9 Tesco Coppets Centre (Major Thoroughfares)	397	£14.20	£52.83	£46.64	£40.43	£34.22	£31.11	£28.00	£21.77	
10 Edgware Hospital (Major Thoroughfare)	365	£13.06	£25.37	£20.02	£14.66	£9.30	£6.62	£3.94	-£1.50	
11 Woodside Park Station West (Existing Transport Infr	356	£6.23	£45.87	£40.29	£34.72	£29.14	£26.36	£23.57	£17.99	
12 Great North Leisure Park (Major Thoroughfare)	352	£15.70	£42.97	£37.45	£31.93	£26.42	£23.66	£20.90	£15.39	
13 High Barnet Station (Chipping Barnet Town Centre)	293	£6.83	£52.83	£15.77	£11.50	£7.23	£5.10	£2.96	-£1.38	
14 Tally Ho Triangle (key site 1) (North Finchley Town C	280	£4.50	£18.53	£14.45	£10.37	£6.29	£4.25	£2.19	-£1.96	
15 Watchtower House & Kingdom Hall(Mill Hill Growth A	224	£33.26	£27.94	£24.48	£21.02	£17.56	£15.83	£14.10	£10.64	
16 Finchley House (key site 3) (North Finchley Town C	202	£2.82	£13.63	£10.66	£7.69	£4.71	£3.22	£1.72	-£1.30	
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£5.73	£14.77	£11.95	£9.13	£6.31	£4.90	£3.48	£0.63	
18 McDonald's Restaurant	175	£2.18	£13.36	£10.79	£8.22	£5.65	£4.36	£3.07	£0.48	
19 744-776 High Rd (North Finchley Town Centre)	175	£2.46	£13.15	£10.54	£7.93	£5.29	£3.98	£2.66	£0.02	
20 Tesco Finchley (Central Finchley/ Church End Town	170	£3.87	£13.65	£11.11	£8.57	£6.03	£4.75	£3.47	£0.91	
21 KFC/ Burger King Restaurant	162	£2.00	£12.76	£10.34	£7.91	£5.48	£4.26	£3.05	£0.61	
22 Watling Avenue carpark & market (Burnt Oak Town	160	£6.69	£21.17	£18.60	£16.04	£13.47	£12.19	£10.91	£8.35	
23 Whalebones Park	150	£10.01	£21.26	£18.70	£16.15	£13.59	£12.31	£11.03	£8.47	
24 Danegrove Former Playing Field	148	£3.96	£19.88	£17.47	£15.06	£12.64	£11.44	£10.23	£7.82	
25 East Finchley station carpark (East Finchley Town C	135	£3.37	£11.66	£9.60	£7.54	£5.48	£4.45	£3.41	£1.35	
26 Beacon Bingo (Cricklewood Growth Area)	133	£2.14	£7.57	£5.41	£3.25	£1.09	£0.00	-£1.11	-£3.33	
27 811 High Rd & Lodge Lane carpark (North Finchley	133	£3.32	£11.89	£9.72	£7.55	£5.39	£4.31	£3.23	£1.07	
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£1.82	£9.80	£7.82	£5.83	£3.85	£2.85	£1.86	-£0.13	
29 Colindeep Lane (adjacent to Northern Line) (Colinda	128	£3.69	£17.18	£15.09	£13.01	£10.92	£9.88	£8.84	£6.75	
30 Mill Hill East Station (Mill Hill Growth Area)	128	£5.64	£9.33	£7.37	£5.42	£3.47	£2.49	£1.52	-£0.44	
31 BSA House (Mill Hill Growth Area)	125	£9.46	£18.36	£16.32	£14.28	£12.25	£11.23	£10.21	£8.17	
32 45-69 East Barnet Rd (New Barnet town centre)	110	£2.73	£9.68	£7.98	£6.28	£4.57	£3.72	£2.87	£1.17	
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£3.91	£14.39	£12.65	£10.91	£9.16	£8.29	£7.41	£5.67	
34 Woodside Park Station east (Existing Transport Infr	95	£2.09	£7.36	£5.87	£4.37	£2.86	£2.10	£1.35	-£0.17	
35 Ravensfield House (Middlesex University and The B	85	£1.64	£5.79	£4.45	£3.10	£1.75	£1.08	£0.40	-£0.86	
36 Kingmaker House (New Barnet Town Centre)	61	£1.18	£5.08	£4.10	£3.12	£2.14	£1.65	£1.16	£0.19	
37 Central House (Finchley/ Church End Town Centre)	48	£0.68	£3.90	£3.13	£2.36	£1.59	£1.21	£0.82	£0.05	
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£1.50	£3.63	£2.87	£2.09	£1.31	£0.92	£0.53	-£0.25	
39 Usher Hall(Middlesex University and The Burroughs	39	£2.00	£6.15	£5.42	£4.69	£3.96	£3.60	£3.23	£2.50	
40 Fayer's Building Yard & Church (New Barnet Town	25	£0.96	£3.20	£2.74	£2.29	£1.83	£1.59	£1.36	£0.89	
41 East Finchley substation (East Finchley Town Centr	23	£0.86	£4.33	£3.90	£3.48	£3.06	£2.84	£2.63	£2.21	
42 Egerton Gardens carpark (Middlesex University and	23	£0.41	£3.63	£3.20	£2.77	£2.34	£2.12	£1.91	£1.49	
43 The Burroughs carpark (Middlesex University and T	21	£0.59	£3.26	£2.89	£2.50	£2.12	£1.92	£1.73	£1.34	
44 Park House (East Finchley Town Centre)	19	£0.91	£2.18	£1.82	£1.46	£1.10	£0.92	£0.73	£0.36	
45 Mill Hill Library	19	£0.77	£0.32	-£0.02	-£0.38	-£0.73	-£0.91	-£1.09	-£1.45	
46 Osidge Lane Community Halls	16	£2.05	£1.75	£1.46	£1.16	£0.86	£0.70	£0.55	£0.24	
47 PDSA and Fuller St car park	16	£1.46	£0.26	-£0.04	-£0.35	-£0.67	-£0.62	-£0.96	-£1.30	
48 East Barnet Library	12	£0.73	£1.00	£0.77	£0.54	£0.31	£0.19	£0.07	-£0.16	
49 Burroughs Gardens Carpark(Middlesex University a	9	£0.27	£1.40	£1.40	£1.40	£1.40	£1.40	£1.40	£1.40	
50 Manor Park Road carpark	7	£0.36	£1.09	£1.09	£1.09	£1.09	£1.09	£1.09	£1.09	

**Table 6.2.3: Residual land values at residential sales price point of £7,551 per square metre – affordable housing tenure of 60% Rent and 40% Shared Ownership – Benchmark Land Value 3**

BLV: UNDEVELOPED LAND			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Gri	2,317	£8.17	£135.58	£108.87	£82.01	£54.92	£41.22	£27.35	-£1.23
2 North London Business Park (Major Transport Infras	1,350	£16.49	£158.71	£139.20	£119.61	£99.89	£89.94	£79.92	£59.77
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£3.18	£89.01	£71.29	£53.45	£35.40	£26.30	£17.20	-£1.02
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£2.77	£89.03	£54.97	£40.79	£26.58	£19.48	£12.38	-£1.80
5 Public Health England	795	£4.77	£95.96	£84.02	£72.04	£60.07	£54.08	£48.09	£36.09
6 Finchley Central Station (Finchley Central/ Church E	556	£6.74	£76.38	£67.55	£58.72	£49.89	£45.47	£41.05	£32.22
7 Douglas Bader Park Estate (Estate Regeneration and	478	£4.12	£62.15	£54.62	£47.08	£39.55	£35.78	£32.01	£24.47
8 Allum Way (Whetstone Town Centre)	445	£4.27	£31.27	£24.69	£18.11	£11.53	£8.24	£4.95	-£1.72
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£3.12	£52.85	£46.64	£40.43	£34.22	£31.11	£28.00	£21.77
10 Edgware Hospital (Major Thoroughfare)	365	£2.87	£25.37	£20.02	£14.66	£9.30	£6.62	£3.94	-£1.50
11 Woodside Park Station West (Existing Transport Infr	356	£1.37	£45.87	£40.29	£34.72	£29.14	£26.36	£23.57	£17.99
12 Great North Leisure Park (Major Thoroughfare)	352	£3.45	£42.97	£37.45	£31.93	£26.42	£23.66	£20.90	£15.39
13 High Barnet Station (Chipping Barnet Town Centre)	293	£1.50	£20.03	£15.77	£11.50	£7.23	£5.10	£2.96	-£1.38
14 Tally Ho Triangle (key site 1) (North Finchley Town C	280	£0.99	£18.53	£14.45	£10.37	£6.29	£4.25	£2.19	-£1.98
15 Watchtower House & Kingdom Hall(Mill Hill Growth A	224	£7.31	£27.94	£24.48	£21.02	£17.56	£15.83	£14.10	£10.64
16 Finchley House (key site 3) (North Finchley Town C	202	£0.62	£13.63	£10.66	£7.69	£4.71	£3.22	£1.72	-£1.30
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£1.26	£14.77	£11.95	£9.13	£6.31	£4.90	£3.48	£0.63
18 McDonald's Restaurant	175	£0.48	£13.36	£10.79	£8.22	£5.65	£4.36	£3.07	£0.48
19 744-776 High Rd (North Finchley Town Centre)	175	£0.54	£13.15	£10.54	£7.93	£5.29	£3.98	£2.66	£0.02
20 Tesco Finchley (Central Finchley/ Church End Town	170	£0.85	£13.65	£11.11	£8.57	£6.03	£4.75	£3.47	£0.91
21 KFC/ Burger King Restaurant	162	£0.44	£12.76	£10.34	£7.91	£5.48	£4.26	£3.05	£0.61
22 Watling Avenue carpark & market (Burnt Oak Town	160	£1.47	£21.17	£18.60	£16.04	£13.47	£12.19	£10.91	£8.35
23 Whalebones Park	150	£2.20	£21.26	£18.70	£16.15	£13.59	£12.31	£11.03	£8.47
24 Danegrove Former Playing Field	148	£0.87	£19.88	£17.47	£15.06	£12.64	£11.44	£10.23	£7.82
25 East Finchley station carpark (East Finchley Town C	135	£0.74	£11.66	£9.60	£7.54	£5.48	£4.45	£3.41	£1.35
26 Beacon Bingo (Cricklewood Growth Area)	133	£0.47	£7.57	£5.41	£3.25	£1.09	£0.00	-£1.11	-£3.33
27 811 High Rd & Lodge Lane carpark (North Finchley	133	£0.73	£11.88	£9.72	£7.55	£5.39	£4.31	£3.23	£1.07
28 309-319 Ballards Lane (North Finchley Town Centre	130	£0.40	£9.80	£7.82	£5.83	£3.85	£2.85	£1.86	-£0.13
29 Colindeep Lane (adjacent to Northern Line) (Colinda	128	£0.81	£17.18	£15.09	£13.01	£10.92	£9.88	£8.84	£6.75
30 Mill Hill East Station (Mill Hill Growth Area)	128	£1.24	£9.33	£7.37	£5.42	£3.47	£2.49	£1.52	-£0.44
31 IBSA House (Mill Hill Growth Area)	125	£2.08	£18.36	£16.32	£14.28	£12.25	£11.23	£10.21	£8.17
32 45-69 East Barnet Rd (New Barnet town centre)	110	£0.60	£9.68	£7.98	£6.28	£4.57	£3.72	£2.87	£1.17
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£0.86	£14.39	£12.65	£10.91	£9.16	£8.29	£7.41	£5.67
34 Woodside Park Station east (Existing Transport Infr	95	£0.46	£7.36	£5.87	£4.37	£2.86	£2.10	£1.35	-£0.17
35 Ravensfield House (Middlesex University and The B	85	£0.36	£5.79	£4.45	£3.10	£1.75	£1.08	£0.40	-£0.96
36 Kingmaker House (New Barnet Town Centre)	61	£0.26	£5.08	£4.10	£3.12	£2.14	£1.65	£1.16	£0.19
37 Central House (Finchley/ Church End Town Centre)	48	£0.15	£3.90	£3.13	£2.36	£1.59	£1.21	£0.82	£0.05
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£0.33	£3.63	£2.87	£2.09	£1.31	£0.92	£0.53	-£0.25
39 Usher Hall(Middlesex University and The Burroughs	39	£0.44	£6.15	£5.42	£4.69	£3.96	£3.60	£3.23	£2.50
40 Fayer's Building Yard & Church (New Barnet Town	25	£0.21	£3.20	£2.74	£2.29	£1.83	£1.59	£1.36	£0.89
41 East Finchley substation (East Finchley Town Centr	23	£0.19	£4.33	£3.90	£3.48	£3.06	£2.84	£2.63	£2.21
42 Egerton Gardens carpark (Middlesex University and	23	£0.09	£3.63	£3.20	£2.77	£2.34	£2.12	£1.91	£1.48
43 The Burroughs carpark (Middlesex University and T	21	£0.13	£3.28	£2.89	£2.50	£2.12	£1.92	£1.73	£1.34
44 Park House (East Finchley Town Centre)	19	£0.20	£2.18	£1.82	£1.46	£1.10	£0.92	£0.73	£0.36
45 Mill Hill Library	19	£0.17	£0.32	-£0.02	-£0.38	-£0.73	-£0.91	-£1.09	-£1.45
46 Osidge Lane Community Halls	16	£0.45	£1.75	£1.46	£1.16	£0.86	£0.70	£0.55	£0.24
47 PDSA and Fuller St car park	16	£0.32	£0.28	-£0.04	-£0.35	-£0.67	-£0.82	-£0.98	-£1.30
48 East Barnet Library	12	£0.16	£1.00	£0.77	£0.54	£0.31	£0.19	£0.07	-£0.16
49 Burroughs Gardens Carpark(Middlesex University a	9	£0.06	£1.40	£1.40	£1.40	£1.40	£1.40	£1.40	£1.40
50 Manor Park Road carpark	7	£0.08	£1.09	£1.09	£1.09	£1.09	£1.09	£1.09	£1.09



**Table 6.2.4: Residual land values at residential sales price point of £7,551 per square metre – affordable housing tenure of 60% Rent and 40% Shared Ownership – Benchmark Land Value 4**

BLV: PUBLIC SECTOR LAND			Residual land values (£m)						
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Gr	2,317	£6.13	£135.58	£108.87	£82.01	£54.92	£41.22	£27.35	-£1.23
2 North London Business Park (Major Transport Infr	1,350	£12.37	£158.71	£139.20	£119.61	£99.89	£89.94	£79.92	£59.77
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£2.39	£89.01	£71.29	£53.45	£35.40	£26.30	£17.20	-£1.02
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£2.08	£69.03	£54.97	£40.79	£26.58	£19.48	£12.38	-£1.90
5 Public Health England	795	£3.58	£95.96	£84.02	£72.04	£60.07	£54.08	£48.09	£36.09
6 Finchley Central Station (Finchley Central Church E	556	£5.06	£76.38	£67.55	£58.72	£49.89	£45.47	£41.05	£32.22
7 Douglas Bader Park Estate (Estate Regeneration and	478	£3.09	£62.15	£54.62	£47.08	£39.55	£35.78	£32.01	£24.47
8 Allum Way (Whetstone Town Centre)	445	£3.20	£31.27	£24.69	£18.11	£11.53	£8.24	£4.95	-£1.72
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£2.34	£52.85	£46.64	£40.43	£34.22	£31.11	£28.00	£21.77
10 Edgware Hospital (Major Thoroughfare)	365	£2.15	£25.37	£20.02	£14.66	£9.30	£6.62	£3.94	-£1.50
11 Woodside Park Station West (Existing Transport Infr	356	£1.03	£45.87	£40.29	£34.72	£29.14	£26.36	£23.57	£17.99
12 Great North Leisure Park (Major Thoroughfare)	352	£2.59	£42.97	£37.45	£31.93	£26.42	£23.66	£20.90	£15.39
13 High Barnet Station (Chipping Barnet Town Centre)	293	£1.13	£20.03	£15.77	£11.50	£7.23	£5.10	£2.96	-£1.38
14 Tally Ho Triangle (key site 1) (North Finchley Town C	280	£0.74	£18.53	£14.45	£10.37	£6.29	£4.25	£2.19	-£1.96
15 Watchtower House & Kingdom Hall (Mill Hill Growth A	224	£5.48	£27.94	£24.48	£21.02	£17.56	£15.33	£14.10	£10.64
16 Finchley House (key site 3) (North Finchley Town C	202	£0.47	£13.63	£10.66	£7.69	£4.71	£3.22	£1.72	-£1.30
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£0.95	£14.77	£11.95	£9.13	£6.31	£4.90	£3.48	£0.63
18 McDonald's Restaurant	175	£0.36	£13.36	£10.79	£8.22	£5.65	£4.36	£3.07	£0.48
19 744-776 High Rd (North Finchley Town Centre)	175	£0.41	£13.15	£10.54	£7.93	£5.29	£3.98	£2.66	£0.02
20 Tesco Finchley (Central Finchley/ Church End Town	170	£0.65	£13.65	£11.11	£8.57	£6.03	£4.75	£3.47	£0.91
21 KFC/ Burger King Restaurant	162	£0.33	£12.76	£10.34	£7.91	£5.48	£4.26	£3.05	£0.61
22 Watling Avenue carpark & market (Burnt Oak Town	160	£1.10	£21.17	£18.60	£16.04	£13.47	£12.19	£10.91	£8.35
23 Whalebones Park	150	£1.65	£21.26	£18.70	£16.15	£13.59	£12.31	£11.03	£8.47
24 Danegrove Former Playing Field	148	£0.65	£19.88	£17.47	£15.06	£12.64	£11.44	£10.23	£7.82
25 East Finchley station carpark (East Finchley Town C	135	£0.56	£11.66	£9.60	£7.54	£5.48	£4.45	£3.41	£1.35
26 Beacon Bingo (Cricklewood Growth Area)	133	£0.35	£7.57	£5.41	£3.25	£1.09	£0.00	-£1.11	-£3.33
27 811 High Rd & Lodge Lane carpark (North Finchley	133	£0.55	£11.88	£9.72	£7.55	£5.39	£4.31	£3.23	£1.07
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£0.30	£9.80	£7.82	£5.83	£3.85	£2.85	£1.86	-£0.13
29 Colindeep Lane (adjacent to Northern Line) (Colinda	128	£0.61	£17.18	£15.09	£13.01	£10.92	£9.88	£8.84	£6.75
30 Mill Hill East Station (Mill Hill Growth Area)	128	£0.93	£9.33	£7.37	£5.42	£3.47	£2.43	£1.52	-£0.44
31 IBSA House (Mill Hill Growth Area)	125	£1.56	£18.36	£16.32	£14.28	£12.25	£11.23	£10.21	£8.17
32 45-69 East Barnet Rd (New Barnet town centre)	110	£0.45	£9.63	£7.98	£6.28	£4.57	£3.72	£2.87	£1.17
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£0.65	£14.39	£12.65	£10.91	£9.16	£8.29	£7.41	£5.67
34 Woodside Park Station east (Existing Transport Infr	95	£0.35	£7.36	£5.87	£4.37	£2.86	£2.10	£1.35	-£0.17
35 Ravensfield House (Middlesex University and The B	85	£0.27	£5.79	£4.45	£3.10	£1.75	£1.08	£0.40	-£0.96
36 Kingmaker House (New Barnet Town Centre)	61	£0.20	£5.08	£4.10	£3.12	£2.14	£1.55	£1.16	£0.19
37 Central House (Finchley/ Church End Town Centre)	48	£0.11	£3.90	£3.13	£2.36	£1.59	£1.21	£0.82	£0.05
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£0.25	£3.63	£2.87	£2.09	£1.31	£0.92	£0.53	-£0.25
39 Usher Hall (Middlesex University and The Burroughs	39	£0.33	£6.15	£5.42	£4.69	£3.96	£3.60	£3.23	£2.50
40 Fayer's Building Yard & Church (New Barnet Town	25	£0.16	£3.20	£2.74	£2.29	£1.83	£1.59	£1.36	£0.89
41 East Finchley substation (East Finchley Town Centr	23	£0.14	£4.33	£3.90	£3.48	£3.06	£2.84	£2.63	£2.21
42 Egerton Gardens carpark (Middlesex University and	23	£0.07	£3.63	£3.20	£2.77	£2.34	£2.12	£1.91	£1.43
43 The Burroughs carpark (Middlesex University and T	21	£0.10	£3.28	£2.89	£2.50	£2.12	£1.92	£1.73	£1.34
44 Park House (East Finchley Town Centre)	19	£0.15	£2.18	£1.82	£1.46	£1.10	£0.92	£0.73	£0.36
45 Mill Hill Library	19	£0.13	£0.32	-£0.02	-£0.38	-£0.73	-£0.91	-£1.09	-£1.45
46 Osidge Lane Community Halls	16	£0.34	£1.75	£1.46	£1.16	£0.86	£0.70	£0.55	£0.24
47 PDSA and Fuller St car park	16	£0.24	£0.28	-£0.04	-£0.35	-£0.67	-£0.82	-£0.98	-£1.30
48 East Barnet Library	12	£0.12	£1.00	£0.77	£0.54	£0.31	£0.19	£0.07	-£0.16
49 Burroughs Gardens Carpark (Middlesex University a	9	£0.05	£1.40	£1.40	£1.40	£1.40	£1.40	£1.40	£1.40
50 Manor Park Road carpark	7	£0.06	£1.09	£1.09	£1.09	£1.09	£1.09	£1.09	£1.09

## 6.9 Intermediate housing tenures

- 6.10 To test the specific impact of the various intermediate tenures, we have run an additional set of appraisals with four different options which take account of the potential introduction in the future for a requirement for 'First Homes'. We have tested four tenure scenarios, as follows:

**Table 6.10.1: Tenure scenarios tested**

Scenario	London Affordable Rent	Shared ownership	London Living Rent	First Homes (30% discount to market value)	First Homes (40% discount to market value)
1 (base)	60%	-	40%	-	-
2	60%	40%	-	-	-
3	60%		15%	25%	-
4	60%	-	15%	-	25%

- 6.11 Table 6.11.1 summarises the outputs of the appraisals for each site. The base scenario adopts London Living Rent, which attracts the lowest capital values of each scenario (£2,638 per square metre) as noted in paragraph 4.12). In Scenario 2, the London Living Rent units are converted to shared ownership, with a higher capital value of £3,128 per square metre, with a range of affordability as noted in paragraph 4.13. In scenarios 3 and 4, the First Homes are valued at 70% and 60% of market value. On the assumption that First Homes are provided as part of the overall intermediate affordable provision, they will improve scheme viability, regardless of the discount applied. This can be seen in the results in Table 6.11.1, in which residual land values increase above the base scenario. However, if the Council were to seek First Homes in addition to the full 40% intermediate provision, there are likely to be viability issues on more sites, which would adversely impact on output of traditional affordable tenures.

**Table 6.11.1: Changes in residual land values (£ millions) resulting from changes to intermediate tenure mix (underlying residual land values assume private sales values of £7,551 per square metre and provision of 35% of units as affordable)**

Site	Site	No of units	Base Scenario	Scenario 2	Scenario 3	Scenario 4
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£6.13	£13.43	£30.35	£23.56
2	North London Business Park (Major Transport Infrastructure)	1,350	£54.53	£59.54	£71.45	£66.63
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£4.42	£8.99	£19.87	£15.47
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	-£0.40	£3.23	£11.74	£8.30
5	Public Health England	795	£38.93	£41.94	£49.11	£46.21
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£29.28	£31.46	£36.66	£34.55
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£27.11	£29.01	£33.51	£31.68
8	Allum Way (Whetstone Town Centre)	445	-£2.06	-£0.33	£3.74	£2.09
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£22.09	£23.67	£27.44	£25.91
10	Edgware Hospital (Major Thoroughfare)	365	-£0.46	£0.96	£4.32	£2.96
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£19.86	£21.28	£24.65	£23.28
12	Great North Leisure Park (Major Thoroughfare)	352	£12.38	£13.81	£17.19	£15.82
13	High Barnet Station (Chipping Barnet Town Centre)	293	-£1.31	-£0.16	£2.56	£1.46

Site	Site	No of units	Base Scenario	Scenario 2	Scenario 3	Scenario 4
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	-£2.14	-£1.04	£1.57	£0.52
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£11.14	£12.05	£14.21	£13.34
16	Finchley House (key site 3) (North Finchley Town Centre)	202	-£1.29	-£0.48	£1.41	£0.65
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£0.76	£1.51	£3.31	£2.58
18	McDonald's Restaurant	175	£0.86	£1.55	£3.18	£2.52
19	744-776 High Rd (North Finchley Town Centre)	175	£0.00	£0.69	£2.32	£1.66
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£0.64	£1.31	£2.90	£2.26
21	KFC/ Burger King Restaurant	162	£1.01	£1.65	£3.16	£2.55
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£8.66	£9.32	£10.88	£10.25
23	Whalebones Park	150	£9.21	£9.83	£11.29	£10.70
24	Danegrove Former Playing Field	148	£8.53	£9.14	£10.59	£10.00
25	East Finchley station carpark (East Finchley Town Centre)	135	£0.64	£1.17	£2.43	£1.92
26	Beacon Bingo (Cricklewood Growth Area)	133	-£3.47	-£2.93	-£1.65	-£2.17
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£1.25	£1.77	£3.01	£2.51
28	309-319 Ballards Lane (North Finchley Town Centre)	130	-£0.03	£0.48	£1.69	£1.20
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£7.47	£8.00	£9.25	£8.74
30	Mill Hill East Station (Mill Hill Growth Area)	128	£0.06	£0.57	£1.76	£1.27
31	IBSA House (Mill Hill Growth Area)	125	£7.85	£8.36	£9.58	£9.09
32	45-69 East Barnet Rd (New Barnet town centre)	110	£0.56	£0.99	£2.03	£1.61
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£6.28	£6.72	£7.76	£7.34
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£0.27	£0.64	£1.54	£1.18
35	Ravensfield House (Middlesex University and The Burroughs)	85	-£0.76	-£0.42	£0.39	£0.07
36	Kingmaker House (New Barnet Town Centre)	61	£0.08	£0.32	£0.89	£0.66
37	Central House (Finchley/ Church End Town Centre)	48	£0.01	£0.20	£0.66	£0.47
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	-£0.47	-£0.30	£0.11	-£0.06
39	Usher Hall (Middlesex University and The Burroughs)	39	£2.86	£3.02	£3.40	£3.24
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.90	£1.00	£1.24	£1.14
41	East Finchley substation (East Finchley Town Centre)	23	£2.29	£2.39	£2.61	£2.52
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£1.71	£1.81	£2.03	£1.94
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.53	£1.61	£1.82	£1.73
44	Park House (East Finchley Town Centre)	19	£0.27	£0.35	£0.54	£0.47

Site	Site	No of units	Base Scenario	Scenario 2	Scenario 3	Scenario 4
45	Mill Hill Library	19	-£1.71	-£1.63	-£1.44	-£1.52
46	Osidge Lane Community Halls	16	£0.00	£0.07	£0.23	£0.16
47	PDSA and Fuller St car park	16	-£1.84	-£1.78	-£1.62	-£1.68
48	East Barnet Library	12	-£0.34	-£0.29	-£0.17	-£0.22
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£1.26	£1.26	£1.26	£1.26
50	Manor Park Road carpark	7	£0.97	£0.97	£0.97	£0.97

- 6.12 In some cases, the change in tenure results in very significant changes to the residual land value. This tends to be only where the residual land value is very low in comparison to the total GDV and is therefore very sensitive to changes in inputs. In these cases, viability issues can be addressed through changes to the intermediate tenure, rather than sacrificing rented housing, or by reducing the overall quantum of affordable housing.
- 6.13 The changes to the residual land values arising from intermediate tenure mix changes are shown in percentage terms in Table 6.13.1. In some cases, the percentage changes are very high, but this is due to the residual values being very low in relation to GDV, as noted above. Setting these cases aside, the typical percentage changes are 7% (base to Scenario 2) to 15% (base to Scenario 4).

**Table 6.13.1: Percentage changes in residual land values resulting from changes to intermediate tenure mix (underlying residual land values assume private sales values of £7,551 per square metre and provision of 35% of units as affordable)**

Site	Site	No of units	% change – base to Scenario 2	% change - base to Scenario 3	% change – base to Scenario 4
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	119%	395%	285%
2	North London Business Park (Major Transport Infrastructure)	1,350	9%	31%	22%
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	104%	350%	250%
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	712%	3048%	2184%
5	Public Health England	795	8%	26%	19%
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	7%	25%	18%
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	7%	24%	17%
8	Allum Way (Whetstone Town Centre)	445	84%	282%	202%
9	Tesco Coppetts Centre (Major Thoroughfares)	397	7%	24%	17%
10	Edgware Hospital (Major Thoroughfare)	365	310%	1045%	747%
11	Woodside Park Station West (Existing Transport Infrastructure)	356	7%	24%	17%
12	Great North Leisure Park (Major Thoroughfare)	352	12%	39%	28%
13	High Barnet Station (Chipping Barnet Town Centre)	293	88%	295%	211%
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	52%	173%	124%
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	8%	28%	20%
16	Finchley House (key site 3) (North Finchley Town Centre)	202	63%	210%	150%

Site	Site	No of units	% change – base to Scenario 2	% change - base to Scenario 3	% change – base to Scenario 4
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	99%	335%	240%
18	McDonald's Restaurant	175	80%	269%	192%
19	744-776 High Rd (North Finchley Town Centre)	175	25132%	84874%	60669%
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	104%	350%	250%
21	KFC/ Burger King Restaurant	162	63%	213%	152%
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	8%	26%	18%
23	Whalebones Park	150	7%	23%	16%
24	Danegrove Former Playing Field	148	7%	24%	17%
25	East Finchley station carpark (East Finchley Town Centre)	135	83%	281%	201%
26	Beacon Bingo (Cricklewood Growth Area)	133	15%	52%	37%
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	42%	141%	101%
28	309-319 Ballards Lane (North Finchley Town Centre)	130	1507%	5068%	3625%
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	7%	24%	17%
30	Mill Hill East Station (Mill Hill Growth Area)	128	811%	2735%	1955%
31	IBSA House (Mill Hill Growth Area)	125	7%	22%	16%
32	45-69 East Barnet Rd (New Barnet town centre)	110	79%	264%	190%
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	7%	24%	17%
34	Woodside Park Station east (Existing Transport Infrastructure)	95	143%	483%	345%
35	Ravensfield House (Middlesex University and The Burroughs)	85	45%	151%	109%
36	Kingmaker House (New Barnet Town Centre)	61	318%	1075%	768%
37	Central House (Finchley/ Church End Town Centre)	48	1653%	5583%	3990%
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	36%	123%	88%
39	Usher Hall (Middlesex University and The Burroughs)	39	6%	19%	13%
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	12%	39%	28%
41	East Finchley substation (East Finchley Town Centre)	23	4%	14%	10%
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	5%	19%	13%
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	6%	19%	13%
44	Park House (East Finchley Town Centre)	19	29%	99%	71%
45	Mill Hill Library	19	5%	15%	11%
46	Osidge Lane Community Halls	16	2691%	9062%	6480%
47	PDSA and Fuller St car park	16	4%	12%	9%
48	East Barnet Library	12	15%	51%	36%



Site	Site	No of units	% change – base to Scenario 2	% change - base to Scenario 3	% change – base to Scenario 4
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	0%	0%	0%
50	Manor Park Road carpark	7	0%	0%	0%

## Electric vehicle charging

- 6.14 As noted in Section 4, provision of electric vehicle charging and all the associated infrastructure can be met for a cost of circa £1,500 per unit. Car parking will be limited on schemes located in areas with high PTALs and in other areas where more car parking will be required, housing will be built to lower density, with most car parking spaces at grade. For the purposes of our appraisals, we have assumed that all residential units are provided with an EV charging point, which in many cases will overstate the actual costs, given the ratios of parking spaces to residential units.
- 6.15 The impact of this requirement on the residual land values of the schemes is summarised in Table 6.15.1. The other underlying key assumptions in this table are private sales values of £7,551 per square metre and 35% affordable housing (60% London Affordable Rent and 40% London Living Rent). The impact of the policy requirement is generally very low (circa 2-3%), but where the starting residual land value is a low proportion of GDV, the impact is higher. These are typically the higher density schemes with higher build costs, which would have a lower requirement for EV charging points than we have modelled, so the impact would be lower on live developments.

**Table 6.15.1: Impact of EV charging requirement (underlying residual land values assume private sales values of £7,551 per square metre and provision of 35% of units as affordable)**

Site ref	Site	No EVC	With EVC	% change
1	Edgware underground & bus stations (Edgware Growth Area)	£10.14	£13.03	-29%
2	North London Business Park (Major Transport Infrastructure)	£54.28	£52.58	-3%
3	Sainsburys The Hyde (Major Thoroughfare)	£6.36	£8.06	-27%
4	Broadway Retail Park (Cricklewood Growth Area)	£6.10	£7.41	-21%
5	Public Health England	£32.76	£31.77	-3%
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	£29.89	£29.18	-2%
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	£22.38	£21.78	-3%
8	Allum Way (Whetstone Town Centre)	£3.76	£4.35	-16%
9	Tesco Coppetts Centre (Major Thoroughfares)	£19.97	£19.47	-3%
10	Edgware Hospital (Major Thoroughfare)	£3.23	£3.71	-15%
11	Woodside Park Station West (Existing Transport Infrastructure)	£16.38	£15.93	-3%
12	Great North Leisure Park (Major Thoroughfare)	£13.78	£13.33	-3%
13	High Barnet Station (Chipping Barnet Town Centre)	£2.82	£3.20	-14%
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	£3.33	£3.70	-11%
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	£9.54	£9.26	-3%
16	Finchley House (key site 3) (North Finchley Town Centre)	£2.30	£2.57	-12%
17	Army Reserve Depot (Chipping Barnet Town Centre)	£0.31	£0.56	-82%
18	McDonald's Restaurant	£0.38	£0.62	-60%
19	744-776 High Rd (North Finchley Town Centre)	£0.82	£1.05	-28%
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	£0.10	£0.12	-213%

Site ref	Site	No EVC	With EVC	% change
21	KFC/ Burger King Restaurant	-£0.17	-£0.38	-129%
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	£7.59	£7.38	-3%
23	Whalebones Park	£7.86	£7.67	-2%
24	Danegrove Former Playing Field	£7.14	£6.95	-3%
25	East Finchley station carpark (East Finchley Town Centre)	£0.73	£0.55	-24%
26	Beacon Bingo (Cricklewood Growth Area)	-£3.87	-£4.05	-5%
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	£0.54	£0.37	-32%
28	309-319 Ballards Lane (North Finchley Town Centre)	-£0.75	-£0.92	-23%
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	£6.17	£6.00	-3%
30	Mill Hill East Station (Mill Hill Growth Area)	-£1.05	-£1.23	-16%
31	IBSA House (Mill Hill Growth Area)	£7.60	£7.44	-2%
32	45-69 East Barnet Rd (New Barnet town centre)	£0.67	£0.52	-22%
33	Watford Way & Bunns Lane (Major Thoroughfare)	£5.19	£5.05	-3%
34	Woodside Park Station east (Existing Transport Infrastructure)	-£0.59	-£0.72	-22%
35	Ravensfield House (Middlesex University and The Burroughs)	-£1.34	-£1.46	-9%
36	Kingmaker House (New Barnet Town Centre)	-£0.08	-£0.16	-106%
37	Central House (Finchley/ Church End Town Centre)	-£0.16	-£0.22	-41%
38	Bunns Lane Carpark (Mill Hill Town Centre)	-£0.38	-£0.43	-15%
39	Usher Hall (Middlesex University and The Burroughs)	£2.39	£2.34	-2%
40	Fayer's Building Yard & Church (New Barnet Town Centre)	£0.82	£0.78	-4%
41	East Finchley substation (East Finchley Town Centre)	£2.14	£2.11	-1%
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	£1.41	£1.38	-2%
43	The Burroughs carpark (Middlesex University and The Burroughs)	£1.27	£1.25	-2%
44	Park House (East Finchley Town Centre)	£0.31	£0.28	-8%
45	Mill Hill Library	-£1.50	-£1.53	-2%
46	Osidge Lane Community Halls	£0.20	£0.18	-11%
47	PDSA and Fuller St car park	-£1.34	-£1.36	-2%
48	East Barnet Library	-£0.20	-£0.21	-8%
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	£0.96	£0.95	-1%
50	Manor Park Road carpark	£0.76	£0.75	-1%

### Biodiversity net gain

- 6.16 We have tested additional costs to reflect biodiversity net gain of 10% and 20%. These levels of biodiversity net gain can be achieved at relatively low cost which has a modest impact on residual land values in most cases. However, where the starting residual values are low and thus sensitive to small changes in inputs, the additional cost has a significantly greater impact.
- 6.17 The impact on the residual land values (assuming underlying private sales values of £7,551 per square metre and 35% affordable housing) are summarised in Table 6.17.1.



**Table 6.17.1: Impact of biodiversity net gain requirements (underlying residual land values assume private sales values of £7,551 per square metre and provision of 35% of units as affordable)**

Site ref	Site	No BNG	10% BNG	20% BNG	% change - 10% BNG	% change - 20% BNG
1	Edgware underground & bus stations (Edgware Growth Area)	-£10.14	-£13.88	-£17.62	-37%	-74%
2	North London Business Park (Major Transport Infrastructure)	£54.28	£48.56	£42.84	-11%	-21%
3	Sainsburys The Hyde (Major Thoroughfare)	-£6.36	-£7.83	-£9.29	-23%	-46%
4	Broadway Retail Park (Cricklewood Growth Area)	-£6.10	-£8.06	-£10.01	-32%	-64%
5	Public Health England	£32.76	£30.31	£27.86	-7%	-15%
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	£29.89	£27.65	£25.41	-7%	-15%
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	£22.38	£21.10	£19.82	-6%	-11%
8	Allum Way (Whetstone Town Centre)	-£3.76	-£4.90	-£6.03	-30%	-60%
9	Tesco Coppetts Centre (Major Thoroughfares)	£19.97	£18.74	£17.51	-6%	-12%
10	Edgware Hospital (Major Thoroughfare)	-£3.23	-£4.05	-£4.87	-25%	-51%
11	Woodside Park Station West (Existing Transport Infrastructure)	£16.38	£15.42	£14.46	-6%	-12%
12	Great North Leisure Park (Major Thoroughfare)	£13.78	£12.21	£10.63	-11%	-23%
13	High Barnet Station (Chipping Barnet Town Centre)	-£2.82	-£3.43	-£4.05	-22%	-44%
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	-£3.33	-£3.83	-£4.32	-15%	-29%
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	£9.54	£8.70	£7.85	-9%	-18%
16	Finchley House (key site 3) (North Finchley Town Centre)	-£2.30	-£2.71	-£3.11	-18%	-35%
17	Army Reserve Depot (Chipping Barnet Town Centre)	-£0.31	-£0.80	-£1.29	-158%	-315%
18	McDonald's Restaurant	-£0.38	-£0.70	-£1.02	-82%	-165%
19	744-776 High Rd (North Finchley Town Centre)	-£0.82	-£1.13	-£1.45	-38%	-77%
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	£0.10	-£0.32	-£0.75	-409%	-820%
21	KFC/ Burger King Restaurant	-£0.17	-£0.46	-£0.75	-177%	-353%
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	£7.59	£7.10	£6.61	-6%	-13%
23	Whalebones Park	£7.86	£7.30	£6.75	-7%	-14%
24	Danegrove Former Playing Field	£7.14	£6.67	£6.19	-7%	-13%
25	East Finchley station carpark (East Finchley Town Centre)	£0.73	£0.37	£0.01	-49%	-99%
26	Beacon Bingo (Cricklewood Growth Area)	-£3.87	-£4.15	-£4.42	-7%	-14%
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	£0.54	£0.28	£0.02	-48%	-96%

Site ref	Site	No BNG	10% BNG	20% BNG	% change - 10% BNG	% change - 20% BNG
28	309-319 Ballards Lane (North Finchley Town Centre)	-£0.75	-£1.03	-£1.31	-38%	-76%
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	£6.17	£5.81	£5.45	-6%	-12%
30	Mill Hill East Station (Mill Hill Growth Area)	-£1.05	-£1.30	-£1.55	-23%	-47%
31	IBSA House (Mill Hill Growth Area)	£7.60	£7.02	£6.44	-8%	-15%
32	45-69 East Barnet Rd (New Barnet town centre)	£0.67	£0.37	£0.07	-45%	-90%
33	Watford Way & Bunns Lane (Major Thoroughfare)	£5.19	£4.90	£4.60	-6%	-11%
34	Woodside Park Station east (Existing Transport Infrastructure)	-£0.59	-£0.78	-£0.96	-31%	-62%
35	Ravensfield House (Middlesex University and The Burroughs)	-£1.34	-£1.53	-£1.71	-14%	-27%
36	Kingmaker House (New Barnet Town Centre)	-£0.08	-£0.23	-£0.37	-192%	-385%
37	Central House (Finchley/ Church End Town Centre)	-£0.16	-£0.26	-£0.36	-62%	-124%
38	Bunns Lane Carpark (Mill Hill Town Centre)	-£0.38	-£0.51	-£0.65	-37%	-73%
39	Usher Hall (Middlesex University and The Burroughs)	£2.39	£2.27	£2.16	-5%	-9%
40	Fayer's Building Yard & Church (New Barnet Town Centre)	£0.82	£0.72	£0.62	-12%	-24%
41	East Finchley substation (East Finchley Town Centre)	£2.14	£2.05	£1.97	-4%	-8%
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	£1.41	£1.36	£1.30	-4%	-7%
43	The Burroughs carpark (Middlesex University and The Burroughs)	£1.27	£1.22	£1.16	-5%	-9%
44	Park House (East Finchley Town Centre)	£0.31	£0.22	£0.13	-29%	-59%
45	Mill Hill Library	-£1.50	-£1.59	-£1.68	-6%	-12%
46	Osidge Lane Community Halls	£0.20	£0.04	-£0.11	-78%	-156%
47	PDSA and Fuller St car park	-£1.34	-£1.48	-£1.62	-10%	-21%
48	East Barnet Library	-£0.20	-£0.27	-£0.35	-39%	-77%
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	£0.96	£0.94	£0.92	-3%	-5%
50	Manor Park Road carpark	£0.76	£0.73	£0.70	-4%	-8%

### Affordable workspace

- 6.18 The Council is seeking to introduce a requirement for affordable workspace, which will require 10% of floorspace to be provided at a 50% discount to market rent. For the purposes of our assessments, we have assumed that this discount will be preserved in perpetuity. While there are various models of affordable workspace (including direct letting by the owner; or leasing of the affordable workspace to an operator who then sub-lets space to qualifying tenants), the impact on capital value is the same, whichever model is applied.
- 6.19 Table 6.19.1 shows the impact on the policy requirement on the residual land values. The impact will

vary, depending on the extent of commercial floorspace in comparison to residential. The appraisals assume underlying private sales values of £7,551 per square metre and affordable housing provided at 35%.

**Table 6.19.1: Impact of affordable workspace policies requirements (underlying residual land values assume private sales values of £7,551 per square metre and provision of 35% of units as affordable)**

Site ref	Site	No AW	10% AW, 50% discount	% change
2	North London Business Park (Major Transport Infrastructure)	£54.28	£51.06	-6%
3	Sainsbury's The Hyde (Major Thoroughfare)	-£6.36	-£6.46	-2%
4	Broadway Retail Park (Cricklewood Growth Area)	-£6.10	-£6.91	-13%
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	£29.89	£28.37	-5%
8	Allum Way (Whetstone Town Centre)	-£3.76	-£4.37	-16%
12	Great North Leisure Park (Major Thoroughfare)	£13.78	£13.15	-5%
13	High Barnet Station (Chipping Barnet Town Centre)	-£2.82	-£3.13	-11%
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	-£3.33	-£3.58	-7%
19	744-776 High Rd (North Finchley Town Centre)	-£0.82	-£0.94	-15%
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	£7.59	£7.40	-3%
25	East Finchley station carpark (East Finchley Town Centre)	£0.73	£0.42	-43%
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	£0.54	£0.39	-29%
28	309-319 Ballards Lane (North Finchley Town Centre)	-£0.75	-£0.87	-17%
31	IBSA House (Mill Hill Growth Area)	£7.60	£7.43	-2%
32	45-69 East Barnet Rd (New Barnet town centre)	£0.67	£0.39	-42%
36	Kingmaker House (New Barnet Town Centre)	-£0.08	-£0.21	-166%
37	Central House (Finchley/ Church End Town Centre)	-£0.16	-£0.26	-65%

## Climate change policies

- 6.20 As noted in paragraph 4.14, we have tested a range of scenarios for achieving net zero carbon and BREEAM in commercial buildings, all of which have varying cost impacts. The results of these scenarios are summarised in Table 6.20.1. At the upper end of the cost range, the uplift is quite significant (6.52% and 4.89% respectively for residential and commercial). Consequently, the impact on the residual land values can be significant in some cases and will need to be balanced against the need to maximise affordable housing.
- 6.21 The appraisals assume underlying private sales values of £7,551 per square metre and affordable housing provided at 35%.

**Table 6.20.1: Climate change cost uplifts (underlying residual land values assume private sales values of £7,551 per square metre and provision of 35% of units as affordable) £ millions**

Site no	Site	Base	Scenarios A and V	Scenarios B and W	Scenarios C and X	Scenarios D and Y	Scenarios E and Z	% change against base - A and V	% change against base - B and W	% change against base - C and X	% change against base - D and Y	% change against base - E and Z
1	Edgware underground & bus stations (Edgware Growth Area)	-£10.14	-£11.03	-£20.70	-£24.74	-£27.44	-£32.44	-9%	-104%	-144%	-171%	-220%
2	North London Business Park (Major Transport Infrastructure)	£54.28	£52.46	£46.31	£43.58	£41.76	£38.48	-3%	-15%	-20%	-23%	-29%
3	Sainsburys The Hyde (Major Thoroughfare)	-£6.36	-£7.20	-£13.50	-£16.13	-£17.89	-£21.17	-13%	-112%	-154%	-181%	-233%
4	Broadway Retail Park (Cricklewood Growth Area)	-£6.10	-£6.90	-£11.95	-£14.11	-£15.55	-£18.20	-13%	-96%	-131%	-155%	-198%
5	Public Health England	£32.76	£32.35	£29.24	£27.94	£27.07	£25.46	-1%	-11%	-15%	-17%	-22%
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	£29.89	£28.75	£25.76	£24.40	£23.49	£21.86	-4%	-14%	-18%	-21%	-27%
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	£22.38	£22.24	£20.39	£19.63	£19.11	£18.16	-1%	-9%	-12%	-15%	-19%
8	Allum Way (Whetstone Town Centre)	-£3.76	-£4.20	-£6.63	-£7.67	-£8.37	-£9.65	-12%	-76%	-104%	-122%	-156%
9	Tesco Coppetts Centre (Major Thoroughfares)	£19.97	£19.41	£17.47	£16.61	£16.04	£14.99	-3%	-13%	-17%	-20%	-25%
10	Edgware Hospital (Major Thoroughfare)	-£3.23	-£3.37	-£5.19	-£5.93	-£6.44	-£7.38	-4%	-60%	-84%	-99%	-128%
11	Woodside Park Station West (Existing Transport Infrastructure)	£16.38	£16.27	£14.88	£14.31	£13.92	£13.20	-1%	-9%	-13%	-15%	-19%
12	Great North Leisure Park (Major Thoroughfare)	£13.78	£12.75	£10.55	£9.51	£8.83	£7.61	-7%	-23%	-31%	-36%	-45%
13	High Barnet Station (Chipping Barnet Town Centre)	-£2.82	-£3.07	-£4.67	-£5.35	-£5.81	-£6.64	-9%	-66%	-90%	-106%	-136%

Site no	Site	Base	Scenarios A and V	Scenarios B and W	Scenarios C and X	Scenarios D and Y	Scenarios E and Z	% change against base - A and V	% change against base - B and W	% change against base - C and X	% change against base - D and Y	% change against base - E and Z
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	-£3.33	-£3.73	-£5.40	-£6.13	-£6.61	-£7.50	-12%	-62%	-84%	-98%	-125%
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	£9.54	£9.45	£8.53	£8.15	£7.89	£7.42	-1%	-11%	-15%	-17%	-22%
16	Finchley House (key site 3) (North Finchley Town Centre)	-£2.30	-£2.57	-£3.77	-£4.29	-£4.64	-£5.28	-12%	-64%	-87%	-102%	-129%
17	Army Reserve Depot (Chipping Barnet Town Centre)	-£0.31	-£0.46	-£1.50	-£1.94	-£2.23	-£2.78	-49%	-384%	-525%	-619%	-793%
18	McDonald's Restaurant	-£0.38	-£0.52	-£1.46	-£1.86	-£2.12	-£2.62	-35%	-280%	-383%	-452%	-580%
19	744-776 High Rd (North Finchley Town Centre)	-£0.82	-£1.06	-£2.11	-£2.57	-£2.87	-£3.43	-30%	-158%	-214%	-251%	-319%
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	£0.10	-£0.17	-£1.21	-£1.67	-£1.98	-£2.54	-259%	-1253%	-1694%	-1988%	-2521%
21	KFC/ Burger King Restaurant	-£0.17	-£0.29	-£1.17	-£1.54	-£1.79	-£2.25	-76%	-601%	-825%	-975%	-1250%
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	£7.59	£7.47	£6.76	£6.46	£6.26	£5.89	-2%	-11%	-15%	-18%	-22%
23	Whalebones Park	£7.86	£7.81	£7.21	£6.96	£6.80	£6.49	-1%	-8%	-11%	-14%	-17%
24	Danegrove Former Playing Field	£7.14	£7.10	£6.49	£6.24	£6.08	£5.77	-1%	-9%	-13%	-15%	-19%
25	East Finchley station carpark (East Finchley Town Centre)	£0.73	£0.46	-£0.42	-£0.82	-£1.09	-£1.56	-37%	-158%	-213%	-249%	-314%
26	Beacon Bingo (Cricklewood Growth Area)	-£3.87	-£4.18	-£5.09	-£5.50	-£5.77	-£6.26	-8%	-31%	-42%	-49%	-62%
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	£0.54	£0.38	-£0.39	-£0.73	-£0.96	-£1.37	-30%	-173%	-235%	-277%	-353%

Site no	Site	Base	Scenarios A and V	Scenarios B and W	Scenarios C and X	Scenarios D and Y	Scenarios E and Z	% change against base - A and V	% change against base - B and W	% change against base - C and X	% change against base - D and Y	% change against base - E and Z
28	309-319 Ballards Lane (North Finchley Town Centre)	-£0.75	-£0.87	-£1.60	-£1.91	-£2.11	-£2.49	-16%	-114%	-156%	-183%	-234%
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	£6.17	£6.13	£5.61	£5.39	£5.25	£4.98	-1%	-9%	-13%	-15%	-19%
30	Mill Hill East Station (Mill Hill Growth Area)	-£1.05	-£1.10	-£1.76	-£2.03	-£2.21	-£2.54	5%	67%	93%	110%	141%
31	IBSA House (Mill Hill Growth Area)	£7.60	£7.44	£6.83	£6.56	£6.38	£6.06	-2%	-10%	-14%	-16%	-20%
32	45-69 East Barnet Rd (New Barnet town centre)	£0.67	£0.43	-£0.29	-£0.62	-£0.84	-£1.23	-35%	-144%	-193%	-226%	-285%
33	Watford Way & Bunns Lane (Major Thoroughfare)	£5.19	£5.16	£4.73	£4.55	£4.44	£4.22	-1%	-9%	-12%	-15%	-19%
34	Woodside Park Station east (Existing Transport Infrastructure)	-£0.59	-£0.63	-£1.12	-£1.32	-£1.45	-£1.70	-6%	-89%	-122%	-145%	-187%
35	Ravensfield House (Middlesex University and The Burroughs)	-£1.34	-£1.42	-£1.90	-£2.11	-£2.24	-£2.49	-6%	-42%	-57%	-67%	-85%
36	Kingmaker House (New Barnet Town Centre)	-£0.08	-£0.17	-£0.54	-£0.70	-£0.81	-£1.01	-118%	-599%	-809%	-949%	-1203%
37	Central House (Finchley/ Church End Town Centre)	-£0.16	-£0.23	-£0.52	-£0.64	-£0.72	-£0.88	-43%	-225%	-304%	-357%	-453%
38	Bunns Lane Carpark (Mill Hill Town Centre)	-£0.38	-£0.53	-£0.88	-£1.04	-£1.15	-£1.34	-42%	-134%	-177%	-206%	-256%
39	Usher Hall (Middlesex University and The Burroughs)	£2.39	£2.37	£2.22	£2.15	£2.11	£2.03	-1%	-7%	-10%	-12%	-15%
40	Fayer's Building Yard & Church (New Barnet Town Centre)	£0.82	£0.76	£0.61	£0.54	£0.50	£0.42	-7%	-25%	-34%	-39%	-49%



Site no	Site	Base	Scenarios A and V	Scenarios B and W	Scenarios C and X	Scenarios D and Y	Scenarios E and Z	% change against base - A and V	% change against base - B and W	% change against base - C and X	% change against base - D and Y	% change against base - E and Z
41	East Finchley substation (East Finchley Town Centre)	£2.14	£2.11	£1.99	£1.94	£1.91	£1.84	-2%	-7%	-9%	-11%	-14%
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	£1.41	£1.40	£1.31	£1.27	£1.24	£1.20	-1%	-7%	-10%	-12%	-15%
43	The Burroughs carpark (Middlesex University and The Burroughs)	£1.27	£1.27	£1.18	£1.15	£1.13	£1.08	-1%	-7%	-10%	-12%	-15%
44	Park House (East Finchley Town Centre)	£0.31	£0.24	£0.10	£0.04	£-0.00	£-0.08	-22%	-66%	-87%	-101%	-126%
45	Mill Hill Library	£-1.50	£-1.61	£-1.79	£-1.88	£-1.94	£-2.04	-7%	-19%	-25%	-29%	-36%
46	Osidge Lane Community Halls	£0.20	£0.14	£0.02	£-0.03	£-0.07	£-0.13	-30%	-88%	-115%	-134%	-166%
47	PDSA and Fuller St car park	£-1.34	£-1.51	£-1.72	£-1.82	£-1.89	£-2.02	-12%	-28%	-36%	-41%	-50%
48	East Barnet Library	£-0.20	£-0.27	£-0.37	£-0.43	£-0.46	£-0.52	-36%	-90%	-118%	-136%	-167%
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	£0.96	£0.96	£0.93	£0.91	£0.90	£0.88	0%	-4%	-6%	-7%	-8%
50	Manor Park Road carpark	£0.76	£0.75	£0.73	£0.71	£0.71	£0.69	0%	-4%	-5%	-6%	-8%

## **Cumulative impact of emerging policy requirements and affordable housing**

- 6.22 As noted in the sections above, the impact of individual policy requirements on the residual land values is highly variable. It is important to note, however, that all the results above are discussed in the context of all schemes meeting the full 35% affordable housing target in emerging policy HOU 01. In practice, schemes in Barnet (and elsewhere across London) are not always able to achieve this level of affordable housing, due to the relationships between sales values, build costs, density of development and existing use value. Ultimately on individual schemes, a balance is struck between the need to meet policy requirements alongside the need for schemes to be commercially viable.
- 6.23 In addition to testing the emerging policies individually, we have also tested the cumulative impact, through an iterative process of 'layering' the policies while also incorporating different levels of affordable housing (20%, 25%, 30% and 35% of units).
- 6.24 We have undertaken this exercise for nine price points, reflecting different sales values across the borough, starting at £6,544 per square metre and rising to £12,082 per square metre.
- 6.25 All of the residual land value outputs are then compared to the four benchmark land values (secondary offices; secondary industrial; undeveloped land; and public sector/community land) to show the total amount of affordable housing that can be viably delivered, alongside other emerging policies.
- 6.26 This results in a significant range of results. These results support the emerging plan policies, as they can be viably provided in some circumstances, although not all. However, lack of viability in some of the various circumstances we have tested does not mean that policies should be scaled back or abandoned; merely that when those particular sites come forward, a degree of flexibility will need to be applied. This reflects current practice in the borough and also reflects the approach taken in the London Plan, with its two routes ('fast track' and 'viability tested'). These two routes explicitly acknowledge that applying the full policy target to all sites would render some unviable and put them at risk of not coming forward; the flexibility inherent in the London Plan ensures that those schemes can still come forward, albeit with a reduced contribution to policy objectives.
- 6.27 The results are attached as Appendix 8, but sample tables are provided at tables 6.28 to 6.32, which reflect a sales value of £7,551 per square metre, which is at the middle of the range of sales values across the borough. For each table, there are four sub tables, one for each benchmark land value.
- 6.28 The results for this price point (which are reflective the other price points to varying degrees) show that there is no single affordable housing percentage that would be viable for all combinations of development typology and benchmark land values. Furthermore, there would also be no sound basis for differential targets based on areas, as there is variability in the range of viable and non-viable outcomes regardless of price point.
- 6.29 The results also indicate that the Council will need to apply the range of emerging policies carefully as a balance will need to be struck between emerging policies and, in particular, the impact on affordable housing. The degree to which this balancing exercise is required will depend on the predominant existing use values of sites; if more schemes come forward on previously undeveloped land and land controlled by public sector organisations, a greater scope of policy requirements will be accommodated.

Table 6.28.1: Cumulative impact of policy requirements – residual land values with underlying private sales values of £7,551 per square metre – 20% affordable housing

BLV 1: Existing secondary offices

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£99.96	£97.45	£94.16	£90.86	£90.86	£89.95	£81.48	£77.94	£75.56	£71.11	£71.11
2	North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£132.35	£130.72	£125.23	£119.73	£119.73	£116.74	£111.97	£109.32	£107.55	£104.34	£101.12
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£65.32	£63.71	£62.33	£60.94	£60.94	£59.84	£54.18	£51.66	£49.97	£46.86	£46.76
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£50.25	£48.99	£47.09	£45.19	£45.19	£44.05	£39.52	£37.45	£36.07	£33.53	£32.75
5	Public Health England	795	£48.89	£75.79	£73.83	£71.44	£74.03	£74.03	£73.46	£70.55	£69.27	£68.41	£66.83	£66.83
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£64.43	£63.73	£61.49	£59.25	£59.25	£57.27	£55.13	£53.76	£52.86	£51.23	£49.72
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£42.23	£51.96	£51.37	£50.11	£48.83	£48.83	£48.69	£46.84	£46.08	£45.57	£44.62	£44.62
8	Allum Way (Whetstone Town Centre)	445	£43.77	£22.50	£21.93	£20.83	£19.73	£19.73	£19.08	£16.94	£15.94	£15.26	£14.03	£13.45
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£44.48	£43.98	£42.76	£41.55	£41.55	£40.60	£39.05	£38.19	£37.62	£36.59	£36.59
10	Edgware Hospital (Major Thoroughfare)	365	£29.42	£18.26	£17.79	£16.99	£16.19	£16.19	£16.06	£14.29	£13.57	£13.06	£12.18	£12.18
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£36.36	£37.91	£36.97	£36.01	£36.01	£35.90	£34.51	£33.94	£33.56	£32.85	£32.85
12	Great North Leisure Park (Major Thoroughfare)	352	£35.36	£35.55	£35.11	£33.56	£32.00	£32.00	£30.19	£28.81	£27.79	£27.12	£25.92	£25.29
13	High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£14.39	£14.01	£13.41	£12.81	£12.81	£12.44	£11.01	£10.36	£9.92	£9.12	£8.62
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£13.13	£12.77	£12.29	£11.81	£11.81	£11.18	£9.82	£9.12	£8.65	£7.80	£7.59
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£23.33	£23.04	£22.21	£21.37	£21.37	£21.25	£20.36	£19.98	£19.73	£19.27	£19.27
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£9.69	£9.43	£9.04	£8.65	£8.65	£8.23	£7.24	£6.74	£6.40	£5.79	£5.79
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£11.03	£10.79	£10.31	£9.83	£9.83	£9.62	£8.68	£8.25	£7.97	£7.44	£7.44
18	McDonald's Restaurant	175	£4.92	£9.96	£9.73	£9.43	£9.12	£9.12	£8.93	£8.07	£7.68	£7.43	£6.95	£6.95
19	744-776 High Rd (North Finchley Town Centre)	175	£5.54	£9.67	£9.45	£9.15	£8.84	£8.84	£8.45	£7.59	£7.14	£6.85	£6.31	£6.18
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£10.27	£10.05	£9.63	£9.22	£9.22	£8.77	£7.94	£7.49	£7.19	£6.65	£6.65
21	KFC/ Burger King Restaurant	162	£4.51	£9.53	£9.33	£9.04	£8.75	£8.75	£8.58	£7.78	£7.42	£7.18	£6.73	£6.73
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£17.72	£17.51	£17.03	£16.54	£16.54	£16.35	£15.71	£15.41	£15.21	£14.84	£14.64
23	Whalebones Park	150	£22.55	£17.75	£17.56	£17.01	£16.46	£16.46	£16.42	£15.81	£15.57	£15.40	£15.09	£15.09
24	Danegrove Former Playing Field	148	£8.92	£16.63	£16.44	£15.97	£15.49	£15.49	£15.45	£14.85	£14.61	£14.44	£14.14	£14.14
25	East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£8.91	£8.74	£8.38	£8.02	£8.02	£7.55	£6.88	£6.49	£6.23	£5.77	£5.46
26	Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£4.64	£4.46	£4.20	£3.93	£3.93	£3.41	£2.75	£2.35	£2.06	£1.61	£1.61
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£8.94	£8.77	£8.51	£8.25	£8.25	£7.99	£7.33	£7.00	£6.78	£6.38	£6.23
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£7.15	£6.98	£6.71	£6.43	£6.43	£6.25	£5.60	£5.30	£5.10	£4.73	£4.61
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£14.36	£14.20	£13.84	£13.49	£13.49	£13.45	£12.93	£12.72	£12.53	£12.32	£12.32
30	Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£6.72	£6.56	£6.32	£6.07	£6.07	£6.03	£5.39	£5.13	£4.95	£4.63	£4.63
31	IBSA House (Mill Hill Growth Area)	125	£21.32	£15.61	£15.45	£14.87	£14.29	£14.29	£14.02	£13.52	£13.25	£13.06	£12.75	£12.58
32	45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£7.40	£7.26	£6.96	£6.67	£6.67	£6.27	£5.72	£5.41	£5.19	£4.61	£4.54
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£12.03	£11.90	£11.60	£11.31	£11.31	£11.28	£10.85	£10.67	£10.55	£10.34	£10.34
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£5.35	£5.22	£5.04	£4.86	£4.86	£4.83	£4.35	£4.15	£4.02	£3.77	£3.77
35	Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£3.99	£3.88	£3.70	£3.52	£3.52	£3.40	£2.96	£2.76	£2.63	£2.39	£2.39
36	Kingmaker House (New Barnet Town Centre)	61	£2.67	£3.76	£3.68	£3.53	£3.39	£3.39	£3.24	£2.93	£2.77	£2.66	£2.47	£2.34
37	Central House (Finchley/ Church End Town Centre)	48	£1.54	£2.86	£2.80	£2.70	£2.61	£2.61	£2.50	£2.25	£2.13	£2.05	£1.90	£1.80
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£2.56	£2.51	£2.37	£2.23	£2.23	£1.95	£1.74	£1.58	£1.47	£1.28	£1.26
39	Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£5.13	£5.08	£4.97	£4.85	£4.85	£4.84	£4.69	£4.62	£4.58	£4.50	£4.50
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£2.56	£2.53	£2.43	£2.34	£2.34	£2.23	£2.13	£2.07	£2.02	£1.95	£1.95
41	East Finchley substation (East Finchley Town Centre)	23	£1.95	£3.73	£3.70	£3.62	£3.54	£3.54	£3.48	£3.39	£3.34	£3.31	£3.25	£3.25
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£3.02	£2.99	£2.94	£2.89	£2.89	£2.88	£2.79	£2.75	£2.73	£2.68	£2.68
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£2.74	£2.71	£2.65	£2.60	£2.60	£2.59	£2.50	£2.47	£2.45	£2.40	£2.40
44	Park House (East Finchley Town Centre)	19	£2.05	£1.68	£1.66	£1.57	£1.48	£1.48	£1.36	£1.28	£1.22	£1.17	£1.10	£1.10
45	Mill Hill Library	19	£1.74	£0.16	£0.19	£0.28	£0.37	£0.37	£0.55	£0.65	£0.74	£0.80	£0.90	£0.90
46	Osidge Lane Community Halls	16	£4.61	£1.34	£1.32	£1.16	£1.01	£1.01	£0.90	£0.84	£0.79	£0.75	£0.69	£0.69
47	PDSA and Fuller St car park	16	£3.28	£0.16	£0.19	£0.32	£0.46	£0.46	£0.77	£0.84	£0.94	£1.01	£1.14	£1.14
48	East Barnet Library	12	£1.64	£0.68	£0.66	£0.59	£0.51	£0.51	£0.39	£0.34	£0.28	£0.25	£0.19	£0.19
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.82	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



**BLV2: Existing secondary industrial**

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£37.17	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£75.03	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£14.47	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£12.60	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.66	£9.90
5	Public Health England	795	£21.70	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£30.67	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£18.75	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£19.43	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfare)	397	£14.20	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£13.06	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£6.23	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£15.70	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£6.83	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.46	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£4.50	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£33.26	£17.76	£17.47	£16.63	£15.80	£15.80	£15.60	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£2.82	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.56	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£5.73	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£2.18	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£2.46	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£3.87	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£2.00	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£6.69	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.06	£10.71	£10.52
23	Whalebones Park	150	£10.01	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£3.96	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£3.37	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£2.14	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£3.32	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£1.82	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£3.69	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£5.64	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£9.46	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£2.73	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£3.91	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£2.09	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£1.64	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£1.18	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.68	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£1.50	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall (Middlesex University and The Burroughs)	39	£2.00	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.96	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.26	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.86	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.41	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.59	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.91	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.77	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£2.05	£0.86	£0.84	£0.66	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£1.46	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.73	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.27	£1.52	£1.51	£1.46	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.36	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



BLV3: Undeveloped land

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£8.17	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£16.49	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£3.18	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£2.77	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£4.77	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£6.74	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£4.12	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£4.27	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfare)	397	£3.12	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£2.87	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£1.37	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£3.45	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£1.50	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£0.99	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£7.31	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£0.62	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.56	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£1.26	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£0.48	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£0.54	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£0.85	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£0.44	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£1.47	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.06	£10.71	£10.52
23	Whalebones Park	150	£2.20	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£0.87	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£0.74	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£0.47	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£0.73	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£0.40	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£0.81	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£1.24	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£2.08	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£0.60	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£0.86	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£0.46	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£0.36	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£0.26	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.15	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£0.33	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall (Middlesex University and The Burroughs)	39	£0.44	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.21	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.26	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.19	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.09	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.13	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.20	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.17	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£0.45	£0.86	£0.84	£0.66	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£0.32	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.16	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.06	£1.52	£1.51	£1.46	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.08	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



**BLV4: Public sector and community land**

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£6.13	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£12.37	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£2.39	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£2.08	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£3.58	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£5.06	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£3.09	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£3.20	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfare)	397	£2.34	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£2.15	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£1.03	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£2.59	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£1.13	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£0.74	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£5.48	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£0.47	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.56	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£0.95	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£0.36	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£0.41	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£0.64	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£0.33	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£1.10	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.06	£10.71	£10.52
23	Whalebones Park	150	£1.65	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£0.65	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£0.56	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£0.35	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£0.55	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£0.30	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£0.61	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£0.93	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£1.56	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£0.45	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£0.65	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£0.35	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£0.27	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£0.20	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.11	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£0.25	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall (Middlesex University and The Burroughs)	39	£0.33	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.16	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.26	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.14	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.07	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.10	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.15	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.13	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£0.34	£0.86	£0.84	£0.66	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£0.24	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.12	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.05	£1.52	£1.51	£1.46	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.06	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



Table 6.28.2: Cumulative impact of policy requirements – residual land values with underlying private sales values of £7,551 per square metre – 25% affordable housing

BLV 1: Existing secondary offices

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£85.60	£83.09	£79.75	£76.42	£76.42	£75.50	£66.98	£63.39	£60.99	£56.50	£56.50
2	North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£121.86	£120.23	£114.72	£109.16	£109.16	£106.16	£101.38	£96.69	£96.90	£93.66	£90.45
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£55.76	£54.16	£52.77	£51.37	£51.37	£50.25	£44.53	£42.01	£40.31	£37.15	£37.05
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£42.64	£41.37	£39.47	£37.58	£37.58	£36.44	£31.90	£29.84	£28.45	£25.91	£25.13
5	Public Health England	795	£48.89	£73.40	£72.44	£70.03	£67.61	£67.61	£67.05	£64.14	£62.86	£62.00	£60.42	£60.42
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£59.71	£59.00	£56.76	£54.52	£54.52	£52.54	£50.40	£49.03	£48.13	£46.51	£44.99
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£42.23	£47.94	£47.34	£46.07	£44.79	£44.79	£44.65	£42.80	£42.04	£41.53	£40.58	£40.58
8	Allum Way (Whetstone Town Centre)	445	£43.77	£18.97	£18.40	£17.30	£16.20	£16.20	£15.55	£13.41	£12.41	£11.74	£10.51	£9.92
9	Tesco Coppetts Centre (Major Thoroughfare)	397	£31.98	£41.15	£40.65	£39.44	£38.22	£38.22	£37.26	£35.71	£34.86	£34.28	£33.25	£33.25
10	Edgware Hospital (Major Thoroughfare)	365	£29.42	£15.38	£14.91	£14.12	£13.32	£13.32	£13.16	£11.42	£10.69	£10.21	£9.31	£9.31
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£35.38	£34.93	£33.98	£33.02	£33.02	£32.91	£31.52	£30.95	£30.57	£29.86	£29.86
12	Great North Leisure Park (Major Thoroughfare)	352	£35.36	£32.60	£32.15	£30.60	£29.05	£29.05	£27.23	£25.86	£24.84	£24.16	£22.96	£22.34
13	High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£12.10	£11.72	£11.12	£10.52	£10.52	£10.15	£8.72	£8.07	£7.63	£6.83	£6.53
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£10.94	£10.58	£10.16	£9.62	£9.62	£8.99	£7.63	£6.93	£6.46	£5.61	£5.37
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£21.47	£21.19	£20.35	£19.51	£19.51	£19.39	£18.51	£18.13	£17.87	£17.41	£17.41
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£8.10	£7.84	£7.45	£7.06	£7.06	£6.63	£5.64	£5.13	£4.80	£4.18	£4.18
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£9.52	£9.27	£8.80	£8.32	£8.32	£8.10	£7.16	£6.74	£6.45	£5.93	£5.93
18	McDonald's Restaurant	175	£4.92	£8.58	£8.35	£8.05	£7.74	£7.74	£7.55	£6.69	£6.30	£6.05	£5.57	£5.57
19	744-776 High Rd (North Finchley Town Centre)	175	£5.54	£8.27	£8.05	£7.74	£7.44	£7.44	£7.05	£6.17	£5.73	£5.43	£4.89	£4.77
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£8.31	£8.69	£8.27	£7.85	£7.85	£7.41	£6.57	£6.12	£5.82	£5.27	£5.27
21	KFC/ Burger King Restaurant	162	£4.51	£8.24	£8.03	£7.74	£7.46	£7.46	£7.28	£6.48	£6.11	£5.87	£5.43	£5.43
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£16.34	£16.14	£15.65	£15.16	£15.16	£14.98	£14.33	£14.03	£13.83	£13.46	£13.27
23	Whalebones Park	150	£22.55	£16.39	£16.20	£15.65	£15.10	£15.10	£15.05	£14.45	£14.20	£14.05	£13.72	£13.72
24	Danegrove Former Playing Field	148	£8.92	£15.33	£15.14	£14.67	£14.20	£14.20	£14.16	£13.56	£13.32	£13.15	£12.85	£12.85
25	East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£7.81	£7.63	£7.27	£6.91	£6.91	£6.44	£5.77	£5.38	£5.13	£4.66	£4.35
26	Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£3.48	£3.31	£3.04	£2.77	£2.77	£2.25	£1.59	£1.19	£0.93	£0.45	£0.45
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£7.79	£7.61	£7.35	£7.09	£7.09	£6.83	£6.17	£5.84	£5.62	£5.22	£5.07
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£6.09	£5.92	£5.64	£5.37	£5.37	£5.19	£4.54	£4.24	£4.04	£3.67	£3.55
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£13.25	£13.08	£12.73	£12.37	£12.37	£12.33	£11.82	£11.61	£11.46	£11.20	£11.20
30	Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£5.68	£5.51	£5.27	£5.03	£5.03	£4.98	£4.34	£4.08	£3.90	£3.58	£3.58
31	IBSA House (Mill Hill Growth Area)	125	£21.32	£14.52	£14.36	£13.76	£13.20	£13.20	£12.93	£12.43	£12.16	£11.96	£11.66	£11.49
32	45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£6.49	£6.34	£6.05	£5.75	£5.75	£5.36	£4.61	£4.49	£4.26	£3.90	£3.63
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£11.10	£10.96	£10.67	£10.37	£10.37	£10.34	£9.91	£9.74	£9.62	£9.40	£9.40
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£4.54	£4.42	£4.24	£4.06	£4.06	£4.02	£3.54	£3.34	£3.21	£2.97	£2.97
35	Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£3.27	£3.15	£2.97	£2.79	£2.79	£2.67	£2.24	£2.04	£1.91	£1.66	£1.66
36	Kingmaker House (New Barnet Town Centre)	61	£2.67	£3.24	£3.15	£3.01	£2.86	£2.86	£2.71	£2.40	£2.25	£2.14	£1.95	£1.82
37	Central House (Finchley/ Church End Town Centre)	48	£1.54	£2.45	£2.39	£2.29	£2.19	£2.19	£2.08	£1.84	£1.72	£1.64	£1.49	£1.38
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£2.15	£2.09	£1.95	£1.82	£1.82	£1.54	£1.32	£1.16	£1.06	£0.87	£0.87
39	Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£4.74	£4.69	£4.58	£4.47	£4.47	£4.45	£4.30	£4.23	£4.19	£4.11	£4.11
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£2.32	£2.29	£2.19	£2.09	£2.09	£1.99	£1.89	£1.82	£1.78	£1.70	£1.70
41	East Finchley substation (East Finchley Town Centre)	23	£1.95	£3.51	£3.43	£3.35	£3.31	£3.31	£3.23	£3.16	£3.11	£3.03	£3.02	£3.02
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£2.79	£2.77	£2.71	£2.66	£2.66	£2.66	£2.56	£2.52	£2.50	£2.45	£2.45
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£2.53	£2.50	£2.45	£2.39	£2.39	£2.38	£2.30	£2.26	£2.24	£2.20	£2.20
44	Park House (East Finchley Town Centre)	19	£2.05	£1.49	£1.46	£1.37	£1.29	£1.29	£1.16	£1.08	£1.02	£0.96	£0.91	£0.91
45	Mill Hill Library	19	£1.74	£0.35	£0.30	£0.47	£0.56	£0.56	£0.74	£0.84	£0.93	£0.99	£1.09	£1.09
46	Osidge Lane Community Halls	16	£4.61	£1.18	£1.16	£1.00	£0.85	£0.85	£0.74	£0.68	£0.62	£0.59	£0.53	£0.53
47	PDSA and Fuller St car park	16	£3.28	£0.33	£0.35	£0.49	£0.63	£0.63	£0.84	£1.00	£1.11	£1.16	£1.31	£1.31
48	East Barnet Library	12	£1.64	£0.55	£0.54	£0.46	£0.39	£0.39	£0.26	£0.21	£0.16	£0.13	£0.06	£0.06
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.82	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



**BLV2: Existing secondary industrial**

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£37.17	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£75.03	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£14.47	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£12.60	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.66	£9.90
5	Public Health England	795	£21.70	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£30.67	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£18.75	£39.88	£39.26	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£19.43	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfare)	397	£14.20	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£13.06	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£6.23	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£15.70	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£6.83	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.46	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£4.50	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£33.26	£17.76	£17.47	£16.63	£15.80	£15.80	£15.60	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£2.82	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.56	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£5.73	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£2.18	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£2.46	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£3.87	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£2.00	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£6.69	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.06	£10.71	£10.52
23	Whalebones Park	150	£10.01	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£3.96	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£3.37	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£2.14	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£3.32	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£1.82	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£3.69	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£5.64	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£9.46	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£2.73	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£3.91	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£2.09	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£1.64	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£1.18	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.68	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£1.50	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall (Middlesex University and The Burroughs)	39	£2.00	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.96	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.26	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.86	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.41	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.59	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.91	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.77	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£2.05	£0.86	£0.84	£0.66	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£1.46	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.73	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.27	£1.52	£1.51	£1.46	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.36	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



**BLV3: Undeveloped land**

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£8.17	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£16.49	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£3.18	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£2.77	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£4.77	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£6.74	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£4.12	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£4.27	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfare)	397	£3.12	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£2.87	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£1.37	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£3.45	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£1.50	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.05	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£0.99	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£7.31	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£0.62	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.56	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£1.26	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£0.48	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£0.54	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£0.85	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£0.44	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£1.47	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.06	£10.71	£10.52
23	Whalebones Park	150	£2.20	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£0.87	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£0.74	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£0.47	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£0.73	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£0.40	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£0.81	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£1.24	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£2.08	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£0.60	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£0.86	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£0.46	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£0.36	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£0.26	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.15	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£0.33	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall (Middlesex University and The Burroughs)	39	£0.44	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.21	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.26	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.19	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.09	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.13	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.20	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.17	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£0.45	£0.86	£0.84	£0.66	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£0.32	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.16	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.06	£1.52	£1.51	£1.46	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.08	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



**BLV4: Public sector and community land**

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£6.13	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£12.37	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£2.39	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£2.08	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£3.58	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£5.06	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£3.09	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£3.20	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfare)	397	£2.34	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£2.15	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£1.03	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£2.59	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£1.13	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£0.74	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£5.48	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£0.47	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.56	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£0.95	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£0.36	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£0.41	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£0.64	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£0.33	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£1.10	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.06	£10.71	£10.52
23	Whalebones Park	150	£1.65	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£0.65	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£0.56	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£0.35	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£0.55	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£0.30	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£0.61	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£0.93	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£1.56	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£0.45	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£0.65	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£0.35	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£0.27	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£0.20	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.11	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£0.25	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall (Middlesex University and The Burroughs)	39	£0.33	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.16	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.26	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.14	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.07	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.10	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.15	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.13	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£0.34	£0.86	£0.84	£0.66	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£0.24	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.12	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.05	£1.52	£1.51	£1.46	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.06	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



Table 6.28.3: Cumulative impact of policy requirements – residual land values with underlying private sales values of £7,551 per square metre – 30% affordable housing

BLV 1: Existing secondary offices

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£71.17	£68.63	£65.26	£61.91	£61.91	£60.96	£52.37	£48.74	£46.31	£41.76	£41.76
2	North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£111.36	£109.7	£104.15	£96.57	£96.57	£95.53	£90.71	£88.01	£86.20	£82.91	£79.69
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£46.16	£44.53	£43.13	£41.72	£41.72	£40.60	£34.82	£32.26	£30.55	£27.39	£27.30
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£35.03	£33.76	£31.86	£29.96	£29.96	£28.82	£24.29	£22.22	£20.84	£18.30	£17.52
5	Public Health England	795	£48.89	£67.00	£65.03	£63.61	£61.20	£61.20	£60.64	£57.73	£56.44	£55.53	£53.98	£53.98
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£54.98	£54.27	£52.03	£49.79	£49.79	£47.81	£45.67	£44.30	£43.40	£41.78	£40.26
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£42.23	£43.91	£43.31	£42.04	£40.76	£40.76	£40.61	£38.76	£38.00	£37.49	£36.55	£36.55
8	Allum Way (Whetstone Town Centre)	445	£43.77	£15.44	£14.87	£13.77	£12.67	£12.67	£12.02	£9.89	£8.88	£8.21	£6.98	£6.39
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£37.82	£37.33	£36.11	£34.88	£34.88	£33.93	£32.38	£31.52	£30.95	£29.92	£29.92
10	Edgware Hospital (Major Thoroughfare)	365	£29.42	£12.51	£12.04	£11.24	£10.44	£10.44	£10.31	£8.54	£7.82	£7.33	£6.43	£6.43
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£32.40	£31.95	£30.99	£30.03	£30.03	£29.92	£28.53	£27.96	£27.53	£26.87	£26.87
12	Great North Leisure Park (Major Thoroughfare)	352	£35.36	£29.64	£29.20	£27.64	£26.09	£26.09	£24.27	£22.90	£21.88	£21.20	£20.00	£19.38
13	High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£9.81	£9.43	£8.83	£8.23	£8.23	£7.86	£6.43	£5.78	£5.34	£4.54	£4.23
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£6.75	£6.39	£7.91	£7.43	£7.43	£6.80	£5.44	£4.74	£4.27	£3.41	£3.17
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£19.61	£19.33	£18.49	£17.65	£17.65	£17.54	£16.65	£16.27	£16.02	£15.55	£15.55
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£6.51	£6.25	£5.85	£5.46	£5.46	£5.04	£4.03	£3.52	£3.19	£2.57	£2.57
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£6.01	£7.76	£7.26	£6.61	£6.61	£6.59	£5.65	£5.22	£4.94	£4.41	£4.41
18	McDonald's Restaurant	175	£4.92	£7.20	£6.97	£6.67	£6.36	£6.36	£6.17	£5.31	£4.92	£4.67	£4.19	£4.19
19	744-776 High Rd (North Finchley Town Centre)	175	£5.54	£6.87	£6.64	£6.33	£6.02	£6.02	£5.63	£4.76	£4.32	£4.02	£3.48	£3.36
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£7.55	£7.33	£6.91	£6.49	£6.49	£6.04	£5.19	£4.74	£4.44	£3.90	£3.90
21	KFC/ Burger King Restaurant	162	£4.51	£6.94	£6.73	£6.44	£6.15	£6.15	£5.97	£5.17	£4.80	£4.56	£4.12	£4.12
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£14.97	£14.77	£14.26	£13.79	£13.79	£13.60	£12.96	£12.66	£12.46	£12.09	£11.89
23	Whalebones Park	150	£22.55	£15.02	£14.83	£14.26	£13.73	£13.73	£13.63	£13.08	£12.63	£12.66	£12.35	£12.35
24	Danegrove Former Playing Field	148	£8.92	£14.04	£13.85	£13.38	£12.91	£12.91	£12.86	£12.02	£11.86	£11.56	£11.56	£11.56
25	East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£6.70	£6.52	£6.17	£5.81	£5.81	£5.34	£4.66	£4.28	£4.02	£3.56	£3.25
26	Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£2.32	£2.15	£1.86	£1.62	£1.62	£1.10	£0.43	£0.03	£0.24	£0.73	£0.73
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£6.63	£6.45	£6.20	£5.94	£5.94	£5.68	£5.01	£4.68	£4.47	£4.07	£3.91
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£5.02	£4.85	£4.58	£4.30	£4.30	£4.12	£3.47	£3.17	£2.97	£2.60	£2.48
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£12.13	£11.91	£11.61	£11.25	£11.25	£11.22	£10.70	£10.43	£10.35	£10.09	£10.09
30	Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£4.63	£4.46	£4.22	£3.98	£3.98	£3.93	£3.29	£3.03	£2.86	£2.53	£2.53
31	IBSA House (Mill Hill Growth Area)	125	£21.32	£13.43	£13.26	£12.69	£12.11	£12.11	£11.84	£11.34	£11.07	£10.89	£10.57	£10.40
32	45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£5.57	£5.43	£5.14	£4.84	£4.84	£4.45	£3.90	£3.58	£3.37	£2.99	£2.71
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£10.17	£10.03	£9.73	£9.44	£9.44	£9.41	£8.98	£8.80	£8.68	£8.47	£8.47
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£3.74	£3.61	£3.43	£3.25	£3.25	£3.21	£2.73	£2.53	£2.40	£2.16	£2.16
35	Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£2.54	£2.43	£2.25	£2.07	£2.07	£1.95	£1.52	£1.32	£1.18	£0.94	£0.94
36	Kingmaker House (New Barnet Town Centre)	61	£2.67	£2.71	£2.63	£2.48	£2.34	£2.34	£2.19	£1.88	£1.72	£1.61	£1.42	£1.30
37	Central House (Finchley/ Church End Town Centre)	48	£1.54	£2.04	£1.97	£1.88	£1.78	£1.78	£1.67	£1.43	£1.30	£1.22	£1.07	£0.97
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£1.73	£1.68	£1.54	£1.40	£1.40	£1.13	£0.91	£0.75	£0.64	£0.46	£0.46
39	Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£4.35	£4.30	£4.19	£4.08	£4.08	£4.06	£3.91	£3.84	£3.80	£3.72	£3.72
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£2.07	£2.04	£1.94	£1.84	£1.84	£1.74	£1.64	£1.57	£1.53	£1.45	£1.45
41	East Finchley substation (East Finchley Town Centre)	23	£1.95	£3.28	£3.25	£3.17	£3.08	£3.08	£3.03	£2.94	£2.89	£2.85	£2.79	£2.79
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£2.57	£2.54	£2.48	£2.43	£2.43	£2.43	£2.33	£2.30	£2.27	£2.22	£2.22
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£2.32	£2.30	£2.24	£2.18	£2.18	£2.17	£2.09	£2.05	£2.03	£1.99	£1.99
44	Park House (East Finchley Town Centre)	19	£2.05	£1.29	£1.27	£1.16	£1.09	£1.09	£0.97	£0.89	£0.83	£0.79	£0.71	£0.71
45	Mill Hill Library	19	£1.74	£0.54	£0.57	£0.66	£0.75	£0.75	£0.94	£1.03	£1.12	£1.18	£1.28	£1.28
46	Osidge Lane Community Halls	16	£4.61	£1.02	£1.00	£0.84	£0.69	£0.69	£0.58	£0.52	£0.46	£0.43	£0.36	£0.36
47	PDSA and Fuller St car park	16	£3.28	£0.50	£0.52	£0.66	£0.80	£0.80	£1.11	£1.17	£1.26	£1.35	£1.47	£1.47
48	East Barnet Library	12	£1.64	£0.43	£0.41	£0.34	£0.26	£0.26	£0.14	£0.09	£0.04	£0.00	£0.06	£0.06
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.82	£1.18	£1.18	£1.15	£1.12	£1.12	£1.1	£1.15	£1.08	£1.07	£1.05	£1.05



**BLV2: Existing secondary industrial**

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£37.17	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£75.03	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£14.47	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£12.60	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.66	£9.90
5	Public Health England	795	£21.70	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£30.67	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£18.75	£39.88	£39.26	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£19.43	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfare)	397	£14.20	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£13.06	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£6.23	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£15.70	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£6.83	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.46	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£4.50	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£33.26	£17.76	£17.47	£16.63	£15.80	£15.80	£15.60	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£2.82	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.56	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£5.73	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£2.18	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£2.46	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£3.87	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£2.00	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£6.69	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.06	£10.71	£10.52
23	Whalebones Park	150	£10.01	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£3.96	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£3.37	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£2.14	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£3.32	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£1.82	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£3.69	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£5.64	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£9.46	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£2.73	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£3.91	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£2.09	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£1.64	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£1.18	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.68	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£1.50	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall (Middlesex University and The Burroughs)	39	£2.00	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.96	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.26	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.86	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.41	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.59	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.91	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.77	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£2.05	£0.86	£0.84	£0.66	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£1.46	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.73	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.27	£1.52	£1.51	£1.46	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.36	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



**BLV3: Undeveloped land**

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£8.17	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£16.49	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£3.18	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£2.77	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£4.77	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£6.74	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£4.12	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£4.27	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfare)	397	£3.12	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£2.87	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£1.37	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£3.45	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£1.50	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£0.99	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£7.31	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£0.62	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.56	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£1.26	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£0.48	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£0.54	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£0.85	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£0.44	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£1.47	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.06	£10.71	£10.52
23	Whalebones Park	150	£2.20	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£0.87	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£0.74	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£0.47	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£0.73	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£0.40	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£0.81	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£1.24	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£2.08	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£0.60	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£0.86	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£0.46	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£0.36	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£0.26	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.15	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£0.33	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall (Middlesex University and The Burroughs)	39	£0.44	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.21	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.26	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.19	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.09	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.13	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.20	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.17	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£0.45	£0.86	£0.84	£0.66	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£0.32	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.16	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.06	£1.52	£1.51	£1.46	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.08	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



**BLV4: Public sector and community land**

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£6.13	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£12.37	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£2.39	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£2.08	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£3.58	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£5.06	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£3.09	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£3.20	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfare)	397	£2.34	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£2.15	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£1.03	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£2.59	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£1.13	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£0.74	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£5.48	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£0.47	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.56	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£0.95	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£0.36	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£0.41	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£0.64	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£0.33	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£1.10	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.06	£10.71	£10.52
23	Whalebones Park	150	£1.65	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£0.65	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£0.56	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£0.35	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£0.55	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£0.30	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£0.61	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£0.93	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£1.56	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£0.45	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£0.65	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£0.35	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£0.27	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£0.20	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.11	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£0.25	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall (Middlesex University and The Burroughs)	39	£0.33	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.16	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.26	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.14	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.07	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.10	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.15	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.13	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£0.34	£0.86	£0.84	£0.66	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£0.24	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.12	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.05	£1.52	£1.51	£1.46	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.06	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



Table 6.28.4: Cumulative impact of policy requirements – residual land values with underlying private sales values of £7,551 per square metre – 35% affordable housing

BLV 1: Existing secondary offices

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.46	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£48.89	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£42.23	£39.88	£39.26	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£43.77	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.86	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfare)	397	£31.98	£34.49	£34.00	£32.78	£29.04	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£29.42	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£35.36	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.58	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£6.49	£6.24	£5.77	£5.29	£5.29	£5.06	£4.13	£3.70	£3.41	£2.66	£2.66
18	McDonald's Restaurant	175	£4.92	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£5.54	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£4.51	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.08	£10.71	£10.52
23	Whalebones Park	150	£22.55	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.25	£10.99	£10.99
24	Danegrove Former Playing Field	148	£8.92	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£1.17	£0.99	£0.75	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	BSA House (Mill Hill Growth Area)	125	£21.32	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£1.82	£1.71	£1.53	£1.35	£1.35	£1.25	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£2.67	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£1.54	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£1.32	£1.26	£1.15	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.28	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£1.95	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£2.05	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£1.74	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£4.61	£0.86	£0.84	£0.68	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£3.28	£0.67	£0.69	£0.63	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£1.64	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.82	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.42	£1.08	£1.07	£1.05	£1.05



**BLV2: Existing secondary industrial**

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£37.17	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£75.03	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£14.47	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£12.60	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£18.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£21.70	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£30.67	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£18.75	£39.38	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£19.43	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£14.20	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£13.06	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£6.23	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£15.70	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£6.83	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£4.50	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£33.26	£17.76	£17.47	£16.63	£15.80	£15.80	£15.60	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£2.82	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.58	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£5.73	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£2.18	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£2.46	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£3.87	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£2.00	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£6.69	£13.60	£13.38	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.08	£10.52	£10.52
23	Whalebones Park	150	£10.01	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£3.96	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£3.37	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£2.14	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£3.32	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£1.82	£3.56	£3.73	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£3.69	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£5.64	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	BSA House (Mill Hill Growth Area)	125	£9.46	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£2.73	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£3.91	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£2.09	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£1.64	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£1.18	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.68	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£1.50	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall (Middlesex University and The Burroughs)	39	£2.00	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.96	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.28	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.86	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.41	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.59	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.91	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.77	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£2.05	£0.66	£0.64	£0.66	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£1.46	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.73	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.27	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.36	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



BLV3: Undeveloped land

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£8.17	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£16.49	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£3.18	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£2.77	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£4.77	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£6.74	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£4.12	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.98	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£4.27	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£3.12	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£2.87	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£4.94	£4.45	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£1.37	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£3.45	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£1.50	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£0.99	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£7.31	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£0.62	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.53	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£1.26	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£0.48	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£0.54	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£0.85	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£0.44	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£1.47	£13.60	£13.38	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.08	£10.71	£10.52
23	Whalebones Park	150	£2.20	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£0.87	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£0.74	£5.58	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£0.47	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£0.73	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£0.40	£3.56	£3.73	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£0.81	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£1.24	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	BSA House (Mill Hill Growth Area)	125	£2.08	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£0.60	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£0.86	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£0.46	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£0.36	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£0.26	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.15	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.65	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£0.33	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall (Middlesex University and The Burroughs)	39	£0.44	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.21	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.28	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.19	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.09	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.13	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.20	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.17	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£0.45	£0.86	£0.84	£0.68	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£0.32	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.16	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.06	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.08	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



BLV4: Public sector and community land

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£6.13	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£12.37	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£2.39	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£2.08	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£3.58	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£5.06	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£3.09	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.98	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£3.20	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£2.34	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£2.15	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£1.03	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£2.59	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£1.13	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£0.74	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£5.48	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£0.47	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.53	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£0.95	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£0.36	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£0.41	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£0.64	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£0.33	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£1.10	£13.60	£13.38	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.08	£10.71	£10.52
23	Whalebones Park	150	£1.65	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£0.65	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£0.56	£5.58	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£0.35	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£0.55	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£0.30	£3.56	£3.73	£3.24	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.42	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£0.61	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£0.93	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	BSA House (Mill Hill Growth Area)	125	£1.56	£12.33	£12.17	£11.59	£11.01	£11.01	£10.76	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£0.45	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£0.65	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£0.35	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£0.27	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£0.20	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.11	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.65	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£0.25	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall (Middlesex University and The Burroughs)	39	£0.33	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.16	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.28	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.14	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.07	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.10	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.15	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.13	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£0.34	£0.86	£0.84	£0.68	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£0.24	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.12	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.05	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.06	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



## 7 Conclusions and recommendations

- 7.1 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 Barnet to support emerging Local Plan policies alongside other plan policies and CIL.
- 7.2 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”.
- 7.3 Although the NPPF sets an ambition for plan policies to be set in the plan with little use of viability assessments when planning applications are brought forward this is only a realistic expectation in rural district authorities with homogenous developments on greenfields. In common with other London boroughs, Barnet has a complex range of development scenarios, with development sites that are in various existing uses; significant variation in the types of developments that come forward; and a high degree of variability in residential sales values. In such circumstances, setting a policy that *all* schemes can viably deliver would require the level of affordable housing to be set at such a low level, it would be relatively meaningless in terms of meeting affordable housing need. It would be a policy that is determined by the lowest common denominator and schemes that could have viably delivered a higher percentage would no longer be required to do so.
- 7.4 We therefore recommend that the Council adopt an approach which sets an ambitious target which some schemes can meet over the plan period, but recognise that this will not always be achieved due to site-specific viability issues.
- 7.5 The specific findings from our assessment of the Council’s Local Plan policies and our recommendations are summarised as follows:
- **Affordable housing (Policy HOU 01):** We have appraised residential schemes with a range of affordable housing from 0% to 35% to test the ability of development typologies to meet the requirements of emerging Policy HOU 01 which requires 50% affordable on publicly owned sites and 35% on other sites, mirroring London Plan policy. The tenure mix of the affordable housing also has a bearing on viability and we have tested four scenarios; the first is 60% London Affordable Rent (equivalent to social rent) and 40% London Living Rent. The remaining scenarios test alternative intermediate tenure mixes (40% shared ownership; 25% First Homes at 30% discount to market value with 15% London Living Rent; and 25% First Homes at 40% discount to market value with 15% London Living Rent).
  - Clearly as noted above, the key barrier to delivery of affordable housing will be the relationship between the residual value generated by a proposal and the existing use value of the site. Sites that have come forward in Barnet vary considerably, from undeveloped land which has negligible value in its existing use, to existing residential property, which has a very high value. The scale of the proposed development in comparison to the size of existing buildings is also important, regardless of the use.
  - It is therefore possible in some circumstances that fully policy compliant developments generate residual land values that are lower than the Site’s existing use value. In these circumstances, the level of affordable housing would need to be reduced, or the Site would not come forward for redevelopment. The extent to which the Site is required to meet the Council’s housing targets could determine the extent to which the affordable housing requirement should be applied flexibly.
  - A second related issue is competition for land from different uses. In London, many sites are capable of being used for a range of uses. In the absence of specific planning policies which prevent allocated sites from developed for uses other than residential, sites may attract interest

from parties with an interest in developing non-residential uses, or indeed for continuation of the existing use. The NPPF recognises that sites may attract interest for alternative uses and that this may result in an increase in benchmark land value.

- Our appraisals indicate that the requirements can be met across all areas of the Borough but the existing use value of sites is a critical factor in determining the outcome. Where existing use values are high, the ability of residential schemes to meet the policy requirement will be more constrained and the level of achievable residential sales values becomes a more critical factor. In these circumstances, the policy contains sufficient flexibility, both in terms of tenure mix and overall quantum, to enable schemes to come forward with a viable package of affordable housing.
- Changing the tenure mix of the intermediate housing element from London Living Rent to Shared Ownership (and to a combination of First Homes and London Living Rent) results in significant improvements in viability in many cases. This indicates that changes in tenure could help improve viability where it comes under pressure, rather than reducing the overall percentage of affordable housing provided.
- **Electric Vehicle Charging:** Local plan policies seek the provision of Electric Vehicle Charging in residential and commercial developments. Although there is a cost of this provision, over time purchasers will come to expect charging points to be provided in new build schemes. This expectation will accelerate as the UK moves towards 2030, by which the manufacture of new petrol and diesel cars will be banned. Our testing assumes that all residential units will require a charging point, which will be a significant over-provision in many cases, bearing in mind that new build schemes in areas with high PTALs will have car parking ratios of significantly less than 1 per unit.
- **Biodiversity net gain:** there are various approaches to achieving the Council's objectives of biodiversity net gain of between 10% and 20% and we have tested the provision of green roofs as a proxy for the various potential measures available. In the main the impact of a requirement for a net gain of 10% on residual land values is relatively modest and this impact broadly doubles in many cases when the requirement is increased to 20%. As biodiversity net gain becomes more engrained in development, research and innovation are likely to result in lower cost solutions becoming available.
- **Affordable workspace:** policies seeking affordable workspace are encouraged by the London Plan and the Council is proposing that commercial developments (or the commercial element of mixed use schemes) should provide 10% affordable workspace. This floorspace will be let at discounts to market rent of 50%. The impact of this requirement will vary depending on the extent of commercial floorspace in relation to residential in mixed use schemes. Our appraisals indicate that the impact on residual land values should be relatively modest in most cases.
- **Climate change policies:** we have tested the potential impact of five scenarios relating to climate change policies. The cost of these scenarios ranges from 1.48% to 6.52% of build costs for residential and between 2.00% and 6.5% for non-residential. The impact of these additional costs will vary between schemes and between locations within the borough. Where viability is already on the margins, other policy requirements may need to be reduced in order to compensate for these costs. In lower value areas, there may be a need for a trade-off of affordable housing to accommodate the higher climate change costs. However, in higher value areas, the trade-off required is likely to be significantly lower as there will be more 'surplus' residual value in excess of existing use values. Where schemes are more viable and residual land values exceed benchmark land values by a greater margin, there would be no need for any reduction in affordable housing.

### Additional observations

- 7.6 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 often be absorbed in most circumstances by developers taking a commercial view on the impact. It is also possible in some cases for the impact of

policies on land value to be passed onto the land owner at the bid stage without adversely impacting on the supply of land for development.

- 7.7 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 housing policies and requirements.
- 7.8 It is critical that developers do not over-pay for sites such that all of the value generated by developments is paid to the landowner, rather than being used in part 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 that cannot be passed back to the landowner). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment. This flexibility is allowed for in the Council's emerging policies which set out the circumstances in which reduced affordable housing may be accepted.

## Appendix 1 - Policy review

Policy	Cost implications for development?
<p><b>POLICY BSS01 Spatial Strategy for Barnet</b></p> <p>a) In order to make the Council's vision for Barnet happen, the Local Plan seeks to deliver between 2021 and 2036:</p> <ul style="list-style-type: none"> <li>i. A minimum of 35,460 new homes, including the provision of affordable housing to meet Policy HOU01;</li> <li>ii. 395,000m2 of new office space at Brent Cross Town and 56,600 m2 of new retail space at Brent Cross North;</li> <li>iii. Up to 67,000 m2 of additional office space across Barnet's town centres, including the provision of affordable workspace to meet Policy ECY02;</li> <li>iv. a new Regional Park within designated Green Belt or Metropolitan Open Land as set out in Policy GSS13; and</li> <li>v. 3 new destination hubs for sport and recreation at: Barnet and King George V Playing Fields; Cophall Playing Fields and Sunny Hill Park; and West Hendon Playing Fields as set out in Policy GSS13.</li> </ul> <p>b) The Council will seek to minimise the Borough's contribution to climate change in accordance with Policy ECCO1.</p> <p>c) In order to better manage the impacts of development on the climate, growth will be concentrated in accordance with the Local Plan's suite of strategic policies GSS01 to GSS13 in the Opportunity Areas of Brent Cross Cricklewood, Colindale and New Southgate, together with Barnet's Growth Areas and District Town Centres. These are the most sustainable locations with good public transport connections and active travel provision. Outside of these locations, growth will be supported in places where there is recognised capacity and where the historic environment and local character can be conserved or enhanced as a result.</p> <p>d) The Social, Green and Physical Infrastructure and funding, particularly through the Community Infrastructure Levy, to support this growth is subject to constant review through the Infrastructure Delivery Plan.</p>	<p>Land use matter only</p> <p>Tested against specific requirements of policy ECCO1</p> <p>Land use matter only</p>
<p><b>POLICY GSS01 Delivering Sustainable Growth</b></p> <p>The Council will create the conditions for sustainable growth to deliver the homes, jobs, retail floorspace and community facilities to meet Barnet's identified needs. Infrastructure is key to supporting growth, including investment in transport, education, health and open spaces.</p> <p>Employment growth between 2021 and 2036 will create more than 27,000 new jobs, many within the Brent Cross Growth Area where permission has been granted for 395,000 m2 (net) of office space and 56,600m2 (net) retail at the revitalised Brent Cross Shopping Centre.</p> <p>Elsewhere, up to 67,00m2 of office floorspace will be distributed across Barnet's town centres.</p> <p>Major new public transport infrastructure is delivered at the new Brent Cross West station and West London Orbital, with potential for Crossrail 2 subject to confirmation.</p> <p>New homes will be directed to the following locations:</p> <ul style="list-style-type: none"> <li>a) Growth Areas (23,300 homes): <ul style="list-style-type: none"> <li>• Brent Cross Cricklewood Opportunity Area – 9,500 homes (Policy GSS02)</li> <li>• Brent Cross West/ Staples Corner – 1,800 homes (Policy GSS03)</li> <li>• Cricklewood Town Centre – 1,400 homes (Policy GSS04)</li> <li>• Edgware Town Centre – 5,000 homes (Policy GSS05)</li> <li>• Colindale Opportunity Area – 4,100 homes (Policy GSS06)</li> <li>• Mill Hill – 1,500 homes (Policy GSS07)</li> </ul> </li> <li>b) District Town Centres – 5,400 homes (Policy GSS08)</li> <li>c) Existing and Major new public transport infrastructure (3,000 homes) (Policy GSS09): <ul style="list-style-type: none"> <li>• London Underground and Network Rail stations and environs, including car parks – 450 homes</li> <li>• New Southgate Opportunity Area (potentially supported by Crossrail 2) - 1,600 homes</li> <li>• West London Orbital (WLO) support further intensification around the stations at Cricklewood, Hendon and Brent Cross West - 950 homes</li> </ul> </li> <li>d) Estate renewal and infill (including Grahame Park) – 4,400 homes (Policy GSS10)</li> <li>e) Major thoroughfares – 3,350 homes (Policy GSS11)</li> <li>f) Other large sites including land at Middlesex University in Hendon and car</li> </ul>	<p>Land use matter only</p>

Policy	Cost implications for development?
<p>parks – 1,350 homes (Policy GSS12)</p> <p>Housing growth will come forward on small sites (5,100 homes) that are not designated in the Local Plan. This figure, based on previous trends for delivery from small sites, contributes towards meeting the overall housing target for the Borough. Small sites must be delivered in suitable locations that take account of planning designations and environmental restrictions, including avoiding areas at most risk of flooding. The Council will produce a Sustainable Design Guidance SPD that sets out area wide design codes for small site development .</p> <p>Where there is a compelling case to secure economic and social benefits in the public interest, the Council will be prepared to use its compulsory purchase powers to facilitate site assembly.</p> <p>In ensuring the delivery of sustainable growth the Local Plan has allocated land for development as set out in Annex 1 – Schedule of Proposals. All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site proposals. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site.</p>	
<p><b>POLICY GSS02 Brent Cross Growth Area</b></p> <p>The Council supports comprehensive regeneration of Brent Cross Growth Area to deliver a new Metropolitan Town Centre providing a range of uses including new homes, a new commercial office quarter, an expanded retail offer, destination leisure and entertainment, cultural and arts facilities, restaurants and hotels supported by an extensive programme of infrastructure investment over the Plan period.</p> <p>Development proposals within the Growth Area must:</p> <ul style="list-style-type: none"> <li>• Demonstrate how they assist in achieving and not undermining comprehensive development of the area;</li> <li>• Contribute towards the creation of a Metropolitan Town Centre;</li> <li>• Support the provision of a minimum of 9,500 new homes including a mix of tenures and types of housing;</li> <li>• Protect and where possible improve the amenities of existing and new residents;</li> <li>• Create a high quality, safe and attractive environment accessible to all;</li> <li>• Create an integrated network based on the Healthy Streets approach of pedestrian and cycle routes through high quality public realm and open spaces to meet leisure, access, urban design and ecological needs;</li> <li>• Provide sufficient community infrastructure, including new and expanded schools and primary healthcare capacity;</li> <li>• Ensure the restoration and enhancement of the River Brent and its corridor to provide both public amenity and biodiversity benefits to the area and to fully connect to the Welsh Harp (Brent Reservoir) and West Hendon Playing Fields;</li> <li>• The Brent Cross Growth Area will also deliver a new waste management facility to replace the existing Hendon Waste Transfer Station operated on behalf of the North London Waste Authority.</li> <li>• Meanwhile uses will be permitted where it can be demonstrated that they support the comprehensive development of the area.</li> </ul> <p><b>New Metropolitan Town Centre</b></p> <p>The new Metropolitan Town Centre, extending north and south of the North Circular Road, will provide a range of uses, including retail, leisure and entertainment, cultural and arts facilities, restaurants, hotels, homes, business units, community facilities all within new neighbourhoods designed within a public realm that is green, safe and welcoming to all.</p> <p>A new commercial quarter focussed around the new Brent Cross West rail station will provide 395,000m<sup>2</sup> of office development for over 20,000 new jobs. This will deliver the largest area of new space for economic growth in Barnet. There will also be support for creation of spaces for small and start-up businesses.</p> <p>Brent Cross Shopping Centre will be transformed as an integrated part of the new Metropolitan town centre and will be enhanced and expanded to deliver 56,000m<sup>2</sup> of net new comparison retail floorspace alongside a range of leisure and other uses to ensure that it acts as a regional destination and contributes to a vibrant and viable night-time economy. The shopping centre will be connected to a new high</p>	<p>Sets out main land uses supported by the Council</p> <p>Education and other community facilities assumed to be provided through CIL</p> <p>To be funded by NLWA.</p> <p>Land use matter only</p>



Policy	Cost implications for development?
<p>street to the south via new pedestrian and vehicular bridges over the North Circular. Development at Brent Cross Shopping Centre is required to deliver measures to increase access to the town centre by means other than the private car. This should be reflective of up to date mode targets.</p> <p><b>Transport Improvements</b> Development proposals will need to bring forward the following through detailed design, planning conditions and/ or Section 106 agreements:</p> <ul style="list-style-type: none"> <li>• Prioritise pedestrian and cycle routes throughout the new development and improvements to pedestrian and cycle connections and routes beyond the development area;</li> <li>• Ensure good access for disabled persons throughout the area with step-free access at Brent Cross Underground and Brent Cross West stations.</li> <li>• A new rail station (Brent Cross West) on Thameslink line supported by a public transport interchange;</li> <li>• A new bus station north of the North Circular Road as part of the expansion of Brent Cross Shopping Centre, with associated improvements to the local bus infrastructure;</li> <li>• Connections and/ or improvements to the strategic road network, that are supported by Transport for London in relation to the TLRN (TfL Road Network), and Highways England in relation to the M1 motorway, based on up to date mode share targets;</li> <li>• Appropriate new and multi-modal transport links to and within the development including at least one link across the North Circular Road and at least one crossing over the railway to the Edgware Road; Improve pedestrian access across the A41 Hendon Way to link with Brent Cross Underground Station; and,</li> <li>• A new rail freight facility to replace the existing Strategic Rail Freight Site.</li> </ul> <p>The Council will secure contributions from developers towards the retrospective costs of infrastructure delivered in earlier phases of the development.</p> <p><b>Progress of Brent Cross</b> The Local Plan will establish a series of indicators to monitor progress on Brent Cross. It will set appropriate milestones for assessing the delivery of the regeneration and setting out the stages where a review of GSS02 or introduction of a new planning framework may be necessary to further comprehensive redevelopment</p>	<p>Standard requirements for new development</p> <p>Rail station assumed to be funded by Network Rail, potentially with some CIL contributions</p> <p>Assumed to be funded by CIL and other public funding sources</p> <p>Specific amounts will need to be determined based on scheme-specific viability assessments at the time applications are submitted.</p>
<p><b>POLICY GSS03 Brent Cross West Growth Area</b> To deliver growth and regeneration at Brent Cross West, the Council will support proposals which optimise density, infrastructure and jobs, while improving the amenity of the area.</p> <p>Residential development should be directed towards the area around the new Brent Cross West station and away from the major road infrastructure, particularly the North Circular Road. Light industrial and commercial developments can be used as a buffer against noise pollution from major road infrastructure.</p> <p>The Council will seek to prepare a more detailed planning framework for this area, such as through a Supplementary Planning Document, potentially through joint working with LB Brent.</p> <p>The Council will seek the following level of development:</p> <ul style="list-style-type: none"> <li>• <b>1,800</b> new homes, with the potential to increase further upon delivery of the West London Orbital (WLO);</li> <li>• Retain existing levels of employment and pursue opportunities for new jobs including innovative typologies that deliver light industrial uses and employment floorspace alongside appropriate new residential uses;</li> <li>• New public square at Brent Cross West Station and improved public realm along the A5 Edgware Road.</li> <li>• Appropriate levels of floorspace for community, retail and commercial uses.</li> </ul> <p>The Council will support development proposals that facilitate access to and delivery of the West London Orbital. Development proposals will need to bring forward the following through detailed design, planning conditions and/ or contributions secured through Section 106 agreements:</p>	<p>Land use matters only</p> <p>Assumed to be funded by CIL at this stage. Ability to make</p>

Policy	Cost implications for development?
<ul style="list-style-type: none"> <li>• A comprehensive scheme for the improvement of the junction between the A5/Edgware Road and A406/North Circular supported by Transport for London in relation to the TLRN;</li> <li>• New and improved pedestrian and cycle routes to the new Brent Cross West Station including from the Edgware Road and along Geron Way;</li> <li>• Facilities for public transport interchange outside the new Brent Cross West Station on Geron Way with associated improvements to the local bus infrastructure;</li> </ul>	<p>additional contributions when infrastructure is costed will depend on scheme-specific viability at the time applications are submitted.</p>
<p><b>POLICY GSS04 Cricklewood Growth Area</b></p> <p>Cricklewood Town Centre is a location which the Council has prioritised for improving its offer to enable a diverse and thriving town centre. The Cricklewood Growth Area provides an opportunity for regeneration and intensification, supported by high existing PTALs and planned future transport infrastructure improvements, along with the availability of substantial under-used sites. The impact of the COVID19 pandemic means that developments should be aligned with the Council's Covid-19 Recovery Programme. The Council will support planning proposals that optimise residential density on suitable sites while delivering improvements to the amenity of the area and overall offer of the town centre. To deliver growth and regeneration at Cricklewood, the Council will seek the following from development across the Growth Area:</p> <ul style="list-style-type: none"> <li>• <b>1,400</b> new homes, with the potential to increase further upon delivery of the West London Orbital;</li> <li>• Increase levels of workspace and pursue opportunities for new jobs;</li> <li>• Appropriate floorspace for community, retail and commercial uses.</li> </ul> <p>The Council will support development proposals that facilitate access to and delivery of the West London Orbital.</p> <p>The Council will seek to prepare a more detailed planning framework for this area, such as through an Area Action Plan or Supplementary Planning Document, potentially through working with LB Brent and LB Camden.</p>	<p>Land use matters only</p>
<p><b>POLICY GSS05 Edgware Growth Area</b></p> <p>Edgware Town Centre is identified as an opportunity for regeneration and intensification, supported by high existing PTALs reflecting its potential to become an Integrated Transport Hub. The Town Centre can be used far more effectively to support growth and enable the recovery from the Covid-19 pandemic. The Council will support planning proposals that optimise residential density on suitable sites while delivering improvements to the amenity of the area. To deliver growth and regeneration at Edgware Town Centre, the Council will seek the following from development proposals:</p> <ul style="list-style-type: none"> <li>• <b>5,000</b> new homes;</li> <li>• Improved leisure options such as a new cinema, swimming pool and new eating-out options;</li> <li>• Appropriate floorspace for community, retail and office uses;</li> <li>• Improved public realm, including new public spaces;</li> <li>• Transformation of the relationship between the rail and bus stations and the wider town centre to improve the pedestrian experience and reduce congestion;</li> <li>• Retain existing levels of employment and pursue opportunities for new jobs.</li> </ul> <p>The Council has prepared a more detailed planning framework Supplementary Planning Document for this area, working in conjunction with LB Harrow.</p>	<p>Land use matters only</p>
<p><b>POLICY GSS06 Colindale Growth Area</b></p> <p>The Colindale Growth Area provides the opportunity to create a more sustainable place that actively demonstrates a Healthy Streets Approach where cycling, walking and public transport are the preferred mode of travel. The Growth Area has capacity to deliver 4,100 new homes between 2021 and 2036. This includes development at Colindale Gardens, Colindale Underground Station and Public Health England. New homes at the Grahame Park Estate are considered in Policy GSS10.</p> <p>In addition to new homes delivery the Council expects the following to be delivered:</p> <ul style="list-style-type: none"> <li>• New Local Centre at Colindale Gardens including nursery provision and</li> </ul>	<p>Land use matters only</p>

Policy	Cost implications for development?
<p>health-care facilities</p> <ul style="list-style-type: none"> <li>• New Colindale Underground station with step-free access and sufficient gate-capacity for the growing population in the area. All development within 1km of Colindale Underground station will be expected to contribute towards station improvements, including step-free access and capacity enhancement, and provision of additional cycle parking;</li> <li>• Improvements to open spaces which enhances the amenity, biodiversity and makes provision for play space, including at Colindale, Montrose, Rushgrove and Silkstream Parks;</li> <li>• Improvements to key junctions and roads, including pedestrian and cycle linkages, together with an improved public realm, along Colindale Avenue to Edgware Road;</li> <li>• New development in Colindale should deliver improvements to streets and the public realm in line with the Healthy Streets Approach;</li> <li>• Ongoing improvements to bus services, focusing on east west linkages with new development required to contribute towards supporting bus infrastructure including stations, garages, bus stands and lanes as well as bus priority improvements at junctions and service frequency improvements;</li> <li>• Provide a new pedestrian and cycle route under the Northern Line to link Colindale Gardens to Colindeep Lane;</li> <li>• Improving access between Colindale Park and Rushgrove Park by utilising land between Northern Line and the Silkstream for a new pedestrian and cycle route within a new open space;</li> <li>• Development proposals to provide new community facilities and create a sense of place; Renewal and upgrade of primary school and secondary school at Grahame Park; and</li> <li>• Control on-street parking through implementation of a new Controlled Parking Zone (CPZ) across the majority of the Colindale Growth Area.</li> </ul> <p>Colindale development up to 2036 will be focussed at the following locations:</p> <ul style="list-style-type: none"> <li>• Land at Colindale Underground Station will be redeveloped to provide a new, higher capacity, step-free access station that incorporates cycle parking;</li> <li>• The Grahame Park Estate will be renewed and much better integrated with surrounding areas, delivering 2,760 new homes providing wider choice of housing type and tenure;</li> <li>• Colindale Gardens where new homes will be accompanied by a new primary school, a new children's nursery, a new park, and a new primary health care facility;</li> <li>• The Public Health England site where residential led development will re-integrate this site back into Colindale and reconnect the area with the Silk Stream;</li> <li>• Middlesex University's Platt Hall be redeveloped in a manner which is sympathetic to the context and character of the Grade II Listed Writtle House, to provide an uplift in the number of student units on the site.</li> </ul>	<p>Assumed to be funded by TFL through over-station development</p> <p>Assumed to be captured through CIL</p>
<p><b>POLICY GSS07 Mill Hill East</b></p> <p>Millbrook Park is making progress as an example of good suburban growth. The implementation of the 2011 planning consent following the adoption of the Mill Hill Area Action Plan in 2009 has already delivered 737 new homes, with the expectation of a further 1,529 units to be completed.</p> <p>Within the wider area around Mill Hill East there is capacity to deliver 1,500 additional new homes.</p> <p>The Council will positively consider proposals on suitable sites to deliver further good suburban growth, including at Mill Hill East Station, Watchtower House and IBSA House, which together could deliver around 547 new homes.</p> <p>Proposals within Mill Hill East must be supported by a Transport Assessment setting out public transport improvements and demonstrating how sustainable transport options will be provided.</p> <p>Development proposals must demonstrate careful consideration of any impacts on the Mill Hill Conservation Area and Green Belt designations.</p>	<p>Land use matters only</p>

Policy	Cost implications for development?
<p><b>POLICY GSS08 Barnet's District Town Centres</b>            Barnet's Town Centres have a vital role in delivering sustainable growth and enabling recovery from the Covid-19 pandemic. Thriving town centres will support shopping and services, and provide a focus for cohesive communities, while delivering new jobs and homes.            Main Town Centres (Burnt Oak, Chipping Barnet, Finchley Central, Golders Green and North Finchley) will form the Council's priorities for investment and revitalisation, supporting local businesses and delivering mixed use development in accordance with the place making policies of the Local Plan and in alignment with the Mayor's Healthy Streets Approach.            The changes to the Use Classes Order (2020) remove restrictions on changes of use and allow greater flexibility for opportunities to change between town centre uses, supporting town centre vitality and viability.            The Council will support mixed use development within Barnet's town centres ensuring that their individual town centre offer responds to the needs of residents and workers as well as businesses and maintains their distinctiveness as places and vibrant hubs.            Barnet's Town Centres (excluding Cricklewood and Edgware) have potential to deliver a minimum of <b>5,400</b> new homes.</p> <p>The Council will ensure that proposals for town centre development:</p> <ol style="list-style-type: none"> <li>achieve a high-quality design that enhances the visual amenity of the town centre;</li> <li>optimise residential density within the context of the town centre;</li> <li>manages acceptable levels of noise associated with town centre locations;</li> <li>do not have a negative impact on areas outside of the town centre;</li> <li>demonstrate suitable access to open space and, where appropriate, improves availability or access to an open space, as well as ensures continued maintenance;</li> <li>makes provision for community infrastructure;</li> <li>supports sustainable travel and seeks to minimise parking provision, including at zero provision where appropriate, and to not exceed established standards;</li> <li>Support active travel modes and the Healthy Streets Approach;</li> <li>make a positive economic contribution; and</li> <li>are not detrimental to the ongoing functionality of the existing town centre.</li> </ol> <p>The Council will pursue the individual planning objectives for each town centre through utilising more detailed area frameworks such as Supplementary Planning Documents. While specific town centre sites are identified in the Schedule of Proposals it is expected that further sites will come forward in response to the challenges of growth.</p>	<p>Land use matters only</p>
<p><b>POLICY GSS09 Existing and Major New Transport Infrastructure</b>            To deliver growth and regeneration at existing transport hubs and alongside major new transport infrastructure at New Southgate and West London Orbital, the Council will seek the following quantum of development across the area:</p> <ul style="list-style-type: none"> <li><b>3,000</b> new homes;</li> <li>Retain existing levels of employment and pursue opportunities for new jobs;</li> <li>Appropriate floorspace for community, retail and commercial uses.</li> </ul> <p>The Council will seek to prepare more detailed policy frameworks for these areas, such as through an Area Action Plan or Supplementary Planning Document, potentially through joint working where appropriate.</p> <p><b>Major transport infrastructure upgrades</b>            The potential major transport infrastructure upgrades of the West London Orbital (WLO) and Crossrail 2 would provide opportunities for growth in Barnet through developing new stations or upgrading the capacity of existing stations and allowing higher density developments to be achieved. Proposals on sites in proximity to these public transport improvements will be expected to deliver a density and quantum of residential units which optimise their potential.</p> <p><b>West London Orbital (WLO) – capacity for 950 new homes.</b>            The Council will support development proposals that facilitate access to and delivery of the West London Orbital and contributions will be sought towards West London Orbital and public transport infrastructure. The Council will consider new</p>	<p>Land use matters only</p> <p>Contributions assumed to be secured through CIL</p>



Policy	Cost implications for development?
<p>planning frameworks to support comprehensive redevelopment in alignment with progress on the West London Orbital.</p> <p><b>New Southgate and Crossrail 2</b> – capacity for 1,600 new homes.</p> <p>The Council will consider new planning frameworks to support comprehensive redevelopment in alignment with progress on Crossrail 2.</p> <p><b>Existing Transport Hubs</b> Public transport hubs with high levels of PTAL in Barnet offer significant potential for intensification and growth.</p> <p>The stations not linked to a town centre which are expected to support development are: Mill Hill East, New Southgate, Hendon and Brent Cross West (under construction). Where it is proposed to develop a station car park, the Council expects a demonstration of how the use of public transport and active modes of travel will Development at these public transport nodes will be supported, provided that the proposal:</p> <ul style="list-style-type: none"> <li>• Enhances the capacity, access and facilities of the transport interchange;</li> <li>• Demonstrates optimised density;</li> <li>• Delivers residential uses, or otherwise demonstrates why uses with economic or community benefits are allowable;</li> <li>• Supports active travel modes and the healthy streets approach;</li> <li>• Avoids unacceptable levels of air and noise pollution for the new residents</li> <li>• Is not detrimental to heritage assets; and</li> <li>• Supports and, where appropriate improves, public access to open space and play space.</li> </ul> <p>Where it is proposed to develop a station car park, the Council expects a demonstration of how the use of public transport and active modes of travel will encourage reduced car park usage. Existing provision must be assessed and replacement car parking may be supported through a more land-efficient design approach such as a multi-storey design.</p>	
<p><b>POLICY GSS10 Estate Renewal and Infill</b></p> <p>The Council working in partnership with Barnet Homes, Registered Social Landlords and the Mayor of London will continue its programme of estate renewal and infill to improve the urban form of housing estates in the Borough, making better use of underused land to provide better quality amenity space and 4,400 new homes.</p> <p>The housing estates for renewal or infill include Grahame Park, Upper and Lower Fosters, West Hendon, Dollis Valley, Granville Road and Westthorpe Gardens.</p> <p>The Council will:</p> <ul style="list-style-type: none"> <li>• Replace existing affordable housing whilst considering the specific circumstances of each site;</li> <li>• Ensure that an equivalent amount of affordable housing floorspace be provided as a minimum and seek an uplift in such provision;</li> <li>• Support the right of return for existing social rent tenants from estates into new social rent accommodation. Otherwise the Council will provide the new affordable accommodation as London Affordable Rent or Social Rent;</li> <li>• Integrate replacement affordable housing into the redevelopment to ensure mixed and inclusive communities.</li> </ul> <p>The Council will continue to work in collaboration with local communities to develop a shared vision for schemes already underway in addition to those proposals highlighted in Annex 1 of the Local Plan.</p> <p>Proposals will take account of the requirements of the London Plan Policy H8 – Loss of existing housing and estate redevelopment together with the Mayor’s Good Practice Guide to Estate Regeneration.</p>	<p>Land use and Council asset management matters only</p>

Policy	Cost implications for development?
<p>Redevelopment proposals must ensure the following requirements are met:</p> <ul style="list-style-type: none"> <li>• Demonstrate improvement in the quality of the housing stock and the surrounding environment;</li> <li>• Achieve a net increase of housing units;</li> <li>• Consider the needs of existing households on the estate;</li> <li>• Provision of housing tenure and mix according to the specific site needs, taking into account local housing need, local infrastructure need, the nature of the surrounding area, and viability;</li> <li>• Ensure access to sufficient amenity space including open spaces and children's playgrounds;</li> <li>• Ensure access to sufficient supporting infrastructure where the impacts of development require mitigation. This may include but is not limited to child nurseries, schools, community centres, sport and leisure facilities, and healthcare;</li> <li>• Design in active travel to promote walking and cycling and demonstrate sufficient access to public transport; and</li> <li>• Provide an appropriate level of parking.</li> </ul>	
<p><b>POLICY GSS11 Major Thoroughfares</b></p> <p>Redevelopment along Barnet's main road corridors as set out in the Key Diagram can provide a significant supply of sites for growth. Such locations have capacity to deliver an additional 3,350 new homes. The Council will work with TfL and Highways England to help deliver appropriate sites. Over the Plan period it is likely the environment around Barnet's major thoroughfares will improve due to regulatory changes and new technologies such as electric cars leading to a reduction in air and noise pollution from road vehicles. To achieve the quantum of development sought to be delivered, the Council will expect environmental improvements along and immediately adjacent to the thoroughfares identified.</p> <p>Development proposals will be supported in these locations where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>• Access to walking and cycling networks will enable safe and active travel;</li> <li>• Design relates to the context and character of the surrounding area, including suburban streets behind the thoroughfare;</li> <li>• Achieves a high-quality design that enhances visual amenity and does not contribute to a continuous 'wall like' corridor of medium rise buildings between town centres;</li> <li>• Contributes to an improved and more active streetscape and facilitates delivery of Healthy Streets Approach;</li> <li>• Avoids unacceptable levels of air and noise pollution for the new residents;</li> <li>• Supports and, where appropriate improves, access to open spaces and play spaces, as well as ensuring their continued maintenance; and</li> <li>• Any proposals to provide car parking should be in accordance with car parking standards.</li> </ul> <p>The A5/ Edgware Road and the A1000 / Great North Road Major Thoroughfares may have potential for residential led tall building development in certain locations optimising site availability and good public transport accessibility, providing the opportunity for revitalising these areas. Further guidance will be provided by the emerging Height Strategy Supplementary Planning Document.</p> <p>Proposals for tall buildings (8 storeys or more) must be assessed with reference to Policy CDH04.</p> <p>While specific sites along Major Thoroughfares are identified by the Schedule of Proposals it is expected that further sites will come forward in response to the opportunities for growth.</p>	<p>Land use matters only</p>
<p><b>POLICY GSS12 Redevelopment of Car Parks</b></p> <p>In order to ensure the efficient and sustainable use of land the Council will support re-development of publically accessible surface level car parks for residential and other suitable uses provided that:</p> <ul style="list-style-type: none"> <li>• The design preserves the amenity of neighbouring uses;</li> <li>• Demonstrates how the use of public transport and active modes of travel will</li> </ul>	<p>Land use matter only</p>

Policy	Cost implications for development?
<p>lead to reduced car park usage; and</p> <ul style="list-style-type: none"> <li>• The parking spaces can be demonstrated as surplus to requirement or re-provided as needed</li> <li>• A transport assessment will be required to ensure a safe pattern of vehicle and pedestrian movement and air quality effects.</li> </ul> <p>In considering local capacity the Council may seek a dedicated development related parking strategy in order to review the existing pricing, timing, availability and management of car parking spaces.</p>	
<p><b>POLICY GSS13 Strategic Parks and Recreation</b></p> <p>To promote healthy and active lifestyles within Barnet, the Council will provide and promote leisure and recreation facilities that encourage physical activity and assist the mental wellbeing of residents. The need for good access to outdoor recreation space has been highlighted by the COVID19 pandemic. Such facilities may comprise of indoor and outdoor leisure provision, together with ancillary facilities and services.</p> <p>New indoor facilities should be located within town centres unless they are specifically designed to improve the utilisation of an open space.</p> <p>The Council will seek to actively improve the quality, quantity and access to open spaces across Barnet through new and improved outdoor sports, leisure and recreational facilities. Such improvements will be delivered alongside nature conservation and biodiversity enhancements.</p> <p>The Council will promote the creation of a new Regional Park within designated Green Belt or Metropolitan Open Land in the Brent Valley and Barnet Plateau.</p>	<p>New facilities assumed to be funded by CIL or other Council budgets</p>
<p><b>Policy HOU01 Affordable housing</b></p> <p>Within the context of a strategic London Plan target of 50% of all new homes to be affordable the Council will seek a minimum of 35% affordable housing from all developments of 10 or more dwellings.</p> <p>For all schemes, the basis of calculations for the affordable housing requirement will relate to the number of habitable rooms or the habitable floorspace of the residential development.</p> <p>Barnet's affordable housing tenure split will expect:</p> <ol style="list-style-type: none"> <li>60% Low Cost Rent products including Affordable Rent;</li> <li>40% Intermediate including London Living Rent and London Shared Ownership.</li> </ol> <p>The Council will:</p> <ol style="list-style-type: none"> <li>Assess the capacity of sites under the threshold to ensure development is at an optimum capacity;</li> <li>Expect affordable housing to be delivered on the application site. Off-site provision will only be accepted in exceptional circumstances;</li> <li>Require an appropriate housing mix in accordance with Policy HOU02.</li> </ol> <p>Innovative housing products that meet the requirements of this Policy will be supported, including approaches that set aside a proportion of homes for critical key workers (as defined by Government) on land owned by Government departments and agencies.</p> <p>On Housing Estates (Policy GSS10) the Council will seek to replace existing affordable housing whilst considering the specific circumstances of each site, it will facilitate the right of return for existing social rent tenants from estates into new social rent accommodation. Otherwise the Council will provide the new affordable accommodation as Affordable Rent</p> <p>With regards to applications for Vacant Building Credit the Council will expect all of the following criteria to be met:</p> <ul style="list-style-type: none"> <li>• the building is not in use at the time the application is submitted;</li> <li>• the building is not covered by an extant or recently expired permission;</li> <li>• the site is not protected for alternative land use; and</li> <li>• the building has not been made vacant for the sole purpose of redevelopment.</li> </ul>	<p>Affordable housing requirements tested in the Study</p>
<p><b>Policy HOU02 Housing Mix</b></p> <p>In order to deliver safe, strong and cohesive neighbourhoods development should</p>	<p>Mix reflected in study</p>

Policy	Cost implications for development?
<p>provide a mix of dwelling types and sizes in order to create sufficient choice for a growing and diverse population across all households in the Borough.</p> <p>In protecting existing housing stock across Barnet the Council will manage the conversion of residential dwellings through Policy H0U03.</p> <p>Barnet dwelling size priorities are:</p> <ul style="list-style-type: none"> <li>a) For market homes for sale and rent – 3 bedroom (4 to 6 bedspaces) properties are the highest priority, homes with 2 (3 to 4 bedspaces) or 4 bedrooms (5 to 8 bedspaces) are a medium priority.</li> <li>b) For Affordable Homes (see Policy HOU01 and supporting text): <ul style="list-style-type: none"> <li>i. the smallest 2 bedroom property in this tenure is required to provide a minimum of 4 bed spaces in accordance with the residential space standards in Table 9</li> <li>ii. 2 and 3 bedroom properties are the highest priority for homes at Low Cost Rent.</li> <li>iii. 3 bedroom properties are the highest priority for homes at a London Living Rent.</li> <li>iv. 2 bedroom properties are the highest priority for homes at an Affordable Rent / Low Cost Home Ownership.</li> </ul> </li> </ul> <p>These dwelling size priorities will be subject to periodic review and update when new assessments of housing need are commissioned.</p> <p>Through the Authorities Monitoring Report (AMR) the Council will set out progress on delivering these priorities and building the right homes for the next generation. The AMR will inform the Council's consideration of dwelling mix on a site by site basis.</p> <p>In applying the preferred housing mix the Council will consider the following criteria:</p> <ul style="list-style-type: none"> <li>c) Site size, surrounding context (including town centre location), PTAL and character.</li> <li>d) Mix of uses.</li> <li>e) Range of tenures.</li> <li>f) Potential for custom-build and community led schemes.</li> </ul> <p>Innovative housing products that meet the requirements of this Policy will be supported.</p>	



Policy	Cost implications for development?
<p><b>Policy HOU03 Residential Conversions and Re-development of Larger Homes</b></p> <p>To effectively manage housing growth and ensure that residential conversions do not have a detrimental impact on the character and amenity of local areas, the Council will permit the conversion of larger homes into smaller self-contained residential units (C3) where all of the following apply :</p> <ul style="list-style-type: none"> <li>a) It is located within 400 metres walking distance of a major or district town centre (in accordance with Policy TOW01) or it is located in an area with a PTAL of 5 or more.</li> <li>b) The conversion provides at least one larger family sized home of 74 m<sup>2</sup> or more (gross internal floor area) and capable of providing 3 bedrooms on the ground floor with access to a dedicated rear garden of the converted home.</li> <li>c) The original gross internal floor area of the property exceeds 130m<sup>2</sup> where 2 self-contained residential units or more are proposed.</li> <li>d) The property is not in a road that is largely characterised by large houses and that no significant loss of character or amenity occurs to the area as a result of increased traffic, noise and/or general disturbance.</li> <li>e) A good standard of living conditions and amenity for future occupiers in terms of privacy, daylight and outlook is provided.</li> <li>f) Minimum car and cycle parking provision in accordance with Policy TRC03.</li> <li>g) Proposals meet London Plan residential space standards (Policy D6) and the criteria set out in Policy CDH01 – Promoting High Quality Design.</li> </ul> <p>The Council will apply these criteria to any proposals for the demolition and redevelopment of larger homes.</p>	<p>Land use matter only - not relevant to new development</p>

Policy	Cost implications for development?
<p><b>Policy HOU04: Specialist Housing – Housing choice for people with social care and health support needs, Houses in Multiple Occupation, Student Accommodation and Purpose Built Shared Living Accommodation</b></p> <p><b>1: Housing Choice for People with social care and health support needs</b> Proposals for people with social care and health support needs should:</p> <ul style="list-style-type: none"> <li>(a) In meeting an identified need help people to live independently;</li> <li>(b) Deliver older persons housing as guided by the London Plan indicative benchmark of 275 new specialist older persons homes per annum and the tenure priorities set out in Table 8;</li> <li>(c) Demonstrate that they will not have a harmful impact on the character and amenities of the surrounding area;</li> <li>(d) Be within 400m walking distance of local shops and easily accessible by public transport;</li> <li>(e) Provide adequate communal facilities including accommodation for essential staff on site; Deliver affordable and accessible accommodation in accordance with London Plan policies H4, H5 and D7 Support the remodelling of residential care homes to other forms of special accommodation in order to widen housing choice, support healthy and independent lives and to reduce over supply; and</li> <li>(f) ensure that vulnerable residents benefit from housing choice and that additional residential care home provision is only supported when evidence of local need can be demonstrated</li> </ul> <p><b>2. Houses in Multiple Occupation (HMO)</b> Proposals for new HMOs must:</p> <ul style="list-style-type: none"> <li>(a) Demonstrate that they meet the requirements of the Additional Licensing Scheme and complies with any relevant standards for Houses in Multiple Occupation;</li> <li>(b) Meet an identified need and demonstrate that they do not create a harmful concentration of such a use in the local area;</li> <li>(c) Demonstrate that they will not have a harmful impact on the character and amenities of the surrounding area; and</li> <li>(d) Be easily accessible by public transport, cycling and walking</li> </ul> <p><b>3: Student Accommodation</b> Proposals for purpose-built and accredited student accommodation should demonstrate that:</p> <ul style="list-style-type: none"> <li>(a) they meet an identified local or strategic need from higher educational establishments (as defined by London Plan Policy H15) within Barnet or Central London that are easily accessible by public transport, cycling or walking;</li> <li>(b) they are located within an area, including town centres and main thoroughfares, that are also accessible by public transport, cycling and walking ;</li> <li>(c) the use of accommodation is secured for students of one or more specified higher education institutions through a nomination agreement;</li> <li>(d) a Student Management Plan, that acts as a code of conduct in managing the student housing, is agreed with the Council. Proposals involving the alternative use of the accommodation outside term time should also agree a Non-Student Management Plan to mitigate any potential impacts of the alternative use.</li> <li>(e) delivery of affordable student accommodation is in accordance with London Plan Policy H15;</li> <li>(f) the accommodation provides adequate functional living space and layout and</li> <li>(g) at the neighbourhood level, the development contributes to a mixed and balanced community</li> </ul> <p><b>4: Purpose Built Shared Living Accommodation</b> Any proposals for large-scale shared living accommodation will be expected to demonstrate how they are meeting an identified housing need and contribute to safe, strong and cohesive neighbourhoods. Proposals will be expected to meet all criteria in London Plan Policy H18 Large-scale purpose-built shared living.</p>	<p>Land use matters only</p> <p>Affordable housing tested in the study</p> <p>Lon Plan Policy H15 - Affordable housing for student housing requirement reflected in the study</p>
<p><b>Policy HOU05 Efficient Use of Barnet’s Housing Stock</b></p>	<p>Land use matters only</p>

Policy	Cost implications for development?
<p>The Council will ensure the efficient use of Barnet's housing stock in addressing identified housing needs.</p> <p>1. Loss of residential accommodation will not be permitted unless:</p> <ul style="list-style-type: none"> <li>a) The proposed use is for a local community facility (children's nursery, educational or health use) where a local need can be clearly demonstrated and demand for the local community facility cannot be met within the Council's preferred locations for such uses (see Policy CHW01) and is not detrimental to residential amenity; or</li> <li>b) The location is no longer viable for residential use; or</li> <li>c) The location involves Estate Renewal and Infill with demolition of housing and estates (see Policy GSS10) which provides for the net replacement of the total residential units; or</li> <li>d) The location is within a Growth Area, Town Centre or Local Centre which provides for the net replacement of the total residential units.</li> </ul> <p>2. The Council will utilise its regulatory powers to reduce the number of vacant dwellings and bring them back into use.</p> <p>3. The Council will protect housing from permanent conversion to short-stay accommodation.</p> <p>4. Opportunities for the temporary (meanwhile) use of vacant buildings or land awaiting longer term development for a socially beneficial purpose, are encouraged.</p>	
<p><b>Policy HOU06 Meeting Other Housing Needs</b></p> <p>In ensuring that there are the right homes to address housing needs the Council will:</p> <p><b>Build to Rent</b></p> <ul style="list-style-type: none"> <li>a In consideration of Build to Rent schemes as an alternative to traditional built for sale the Council will apply the following criteria: <ul style="list-style-type: none"> <li>i Ensure through imposition of a covenant that homes remain as Build to Rent for a minimum of 15 years post construction;</li> <li>ii All units are self-contained and let separately; and</li> <li>iii There is unified ownership and unified management of the Build to Rent scheme.</li> </ul> </li> <li>b Requirements for affordable housing will be considered against London Plan Policy H13 Build to Rent.</li> </ul> <p><b>Self-Build and Custom Housebuilding</b></p> <ul style="list-style-type: none"> <li>c Neighbourhood Plans will be encouraged to identify opportunities for Self - Build and Custom Housebuilding.</li> </ul>	<p>Reflects existing London Plan policy approach</p>
<p><b>Policy HOU 07 Gypsies, Travellers and Travelling Showpeople</b></p> <p>The Council can demonstrate that there is no objectively assessed need for pitches and plots for Gypsies and Travellers and Travelling Showpeople households.</p> <p>Any proposals for such accommodation that do come forward will be considered on the basis of ensuring:</p> <ul style="list-style-type: none"> <li>a) Close proximity to a main road and safe access to the site with adequate space on site to allow for the manoeuvring of vehicles.</li> <li>b) Reasonable access to local shops and other community facilities, in particular schools and health care.</li> <li>c) Scale of the site is in keeping with local context and character.</li> <li>d) Appropriate landscaping and planting to address impact on amenity and enable integration of the site with the surrounding environment.</li> </ul>	<p>Land use matter only</p>

Policy	Cost implications for development?
<p>e) Any use on the site does not have any unacceptable adverse impacts on neighbouring residents.</p> <p>f) Appropriate facilities must be provided on-site, including water and waste disposal.</p> <p>g) That flood risk and the impacts of climate change are taken into account when assessing the suitability of sites to ensure that residents on these sites are not highly vulnerable to flooding</p>	
<p><b>Policy CDH01 Promoting High Quality Design</b></p> <p>a) In order to make the most efficient use of land residential proposals must be developed at an optimum density. A design-led approach to determine capacity should deliver an optimum density. This approach should consider local context, accessibility by walking and cycling and existing and planned public transport as well as the capacity of infrastructure.</p> <p>b) All new development should be of a high architectural and urban design quality and have regard to the National Model Design Code, Barnet's Sustainable Design Guidance SPD and Design Code for Small Sites. This will ensure the resulting homes and local environment are of a high standard and biodiversity, water management and sustainable drainage measures are incorporated.</p> <p>The Council will expect development proposals to:</p> <ol style="list-style-type: none"> <li>i. Respond sensitively to the distinctive local character and design, building form, patterns of development, scale, massing, roof form and height of the existing context.</li> <li>ii. Use materials of a suitable quality and appearance to respect local character and setting.</li> <li>iii. Ensure attractive, safe and, where appropriate, vibrant streets which are designed in accordance with the Healthy Streets Approach, and active frontages that provide visual interest, particularly at street level</li> <li>iv. Adopt Secured by Design to create safe and secure environments that reduce opportunities for crime and help minimise the fear of crime.</li> <li>v. Apply the requirements set out in Tables 9 and 10 for the internal layout and design of new homes, in accordance with national residential space standards and the London Plan.</li> <li>vi. Allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.</li> <li>vii. Provide accessible outdoor amenity space to comply with Policy CDH07.</li> <li>viii. Mitigate noise impacts through design, layout, and insulation in accordance with the Agent of Change principle introduced through London Plan Policy D13</li> </ol>	<p>These are standard requirements introduced by London Plan policies and are now engrained in the London development market</p>
<p><b>Policy CDH02 Sustainable and Inclusive Design</b></p> <p><b>Sustainable Design and Construction</b></p> <p>a) All new development is required to mitigate the impacts of climate change, adopting sustainable technology and design principles in accordance with Policy ECC01.</p> <p>b) Major development is required to be net zero-carbon in accordance with the Mayor's Energy Hierarchy, supported by an energy masterplan to identify the most effective energy supply options and utilise energy from waste.</p> <p>c) Development proposals are required to achieve a minimum BREEAM 'Very Good' rating in accordance with the Sustainable Design Guidance SPD .</p>	<p>Additional costs included in the appraisals for net zero carbon and BREEAM 'very good'</p>



Policy	Cost implications for development?
<p>d) Microclimate/Wind and Thermal Conditions are required to be managed in accordance with the Sustainable Design Guidance SPD.</p> <p><b>Inclusive Design and Access Standards</b></p> <p>e) Development proposals are required to meet the highest standards of accessible and inclusive design. An Inclusive Design Statement is required to ensure that proposals meet the following principles:</p> <ul style="list-style-type: none"> <li>i. can be used safely, easily and with dignity by all;</li> <li>ii. are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment; and</li> <li>iii. are designed to incorporate safe and dignified emergency evacuation for all building users</li> </ul> <p>f) All residential development is required to meet Building Regulation M4 (2) 'accessible and adaptable dwellings'.</p> <p>g) All major residential developments are required to provide 10% of new units as 'wheelchair user dwellings' in order to meet Building Regulation M4 (3).</p>	<p>Cost allowances incorporated for M4(2) and M4(3)</p>
<p><b>Policy CDH03 Public Realm</b></p> <p>Development proposals should:</p> <ul style="list-style-type: none"> <li>a) Relate to the local and historic context and incorporate high quality design, landscaping, planting, street furniture and surfaces, including green infrastructure and sustainable drainage provision.</li> <li>b) Be designed to meet Healthy Street Indicators, promote active travel and discourage car usage, with avoidance of barriers to movement and consideration given to desire lines.</li> <li>c) Provide a safe and secure family and young people friendly environment for a variety of appropriate uses, including meanwhile uses and open street events.</li> <li>d) Utilise the Secured by Design Resilient Design Tool for places where crowds may congregate.</li> <li>e) Consider the relationship between building design and the public realm to enhance amenity value, vibrancy and natural surveillance.</li> <li>f) Ensure appropriate management of publicly accessible private space in accordance with the Public London Charter, Council town centre strategies and public realm design frameworks.</li> <li>g) Incorporate high quality public art (where appropriate).</li> <li>h) Ensure that way-finding pedestrian signage is sensitively located and consistent with Legible London.</li> </ul>	<p>No additional development costs</p>
<p><b>Policy CDH04 Tall Buildings</b></p> <p>a. Tall buildings (8 to 14 storeys (26 to 46 metres above above ground level)) may be appropriate in the following strategic locations:</p> <ul style="list-style-type: none"> <li>• Brent Cross Growth (Opportunity) Area (Policy GSS02);</li> <li>• Brent Cross West Growth (Opportunity) Area (Policy GSS03);</li> <li>• Colindale Growth (Opportunity) Area including Grahame Park Estate (Policy GSS06);</li> <li>• Cricklewood Growth (Opportunity) Area (Policy GSS04);</li> <li>• Edgware Growth Area (Policy GSS05);</li> <li>• West Hendon Estate (Policy GSS10);</li> <li>• New Southgate Opportunity Area (Policy GSS09);</li> <li>• Major Thoroughfares - Edgware Road (A5) and Great North Road (A1000) (Policy GSS11); and the</li> </ul>	<p>Land use matter only</p>

Policy	Cost implications for development?
<ul style="list-style-type: none"> <li>• Town Centres of Finchley Central and North Finchley (Policy GSS08)</li> </ul> <p>b) Tall buildings of 15 storeys or more ('Very Tall') will not be permitted unless exceptional circumstances can be demonstrated, such as appropriate siting within an Opportunity Area or Growth Area.</p> <p>c) Any proposal for a 'Very Tall' building must have a legible and coherent role, integrating effectively to its location in compliance with part d)</p> <p>d) The Council will produce SPD on Building Heights which will set out, within the identified strategic locations, the parameters for tall and very tall buildings</p> <p>e) Proposals for Tall and Very Buildings will be assessed in accordance with the visual, functional, environmental and cumulative impacts set out in London Plan Policy D9 – Tall Buildings. Particular attention will be given to assessing the following :</p> <ul style="list-style-type: none"> <li>i. how the building relates to its surroundings, both in terms of how the top affects the skyline and how its base fits in with the streetscape, and integrates within the existing urban fabric, contributing to pedestrian permeability and providing an active street frontage where appropriate,</li> <li>ii. how the building responds to topography, with no adverse impact on longer range Locally Important Views (as shown in Map 4), as well as mid-range and intermediate views</li> <li>iii. the buildings contribution to the character of the area. Proposals should take account of, and avoid harm to, the significance of Barnet's and neighbouring boroughs heritage assets and their settings.</li> <li>iv. the relationship between the building and the surrounding public realm, ensuring that the potential microclimatic impact does not adversely affect levels of comfort, including wind, daylight, temperature and pollution</li> <li>v. the relationship between the building and the natural environment, including public open spaces and river corridors Taller elements should be set back from any rivers and water courses and designed so as not to cause harm to the wildlife, including directing artificial light away from the river corridor.</li> <li>vi. buildings should not interfere with digital connectivity in compliance with Policy TRC04 nor have a possible negative impact on solar energy generation on adjoining buildings</li> </ul> <p>Proposals for tall and very tall buildings will need to provide evidence of how they have complied with the criteria in this policy as well as the London Plan Policy D9 and Historic England guidance on tall buildings.</p> <p>Proposals for redevelopment or refurbishment of existing tall buildings will be required to make a positive contribution to the townscape.</p> <p>Proposals should be of an exemplary standard in architectural quality and materials to ensure the appearance and architectural integrity of the building is maintained</p> <p>Barnet's definition of a Tall Building and identification of strategic locations where tall buildings may be appropriate does not mean that all buildings up to 8 storeys or to a height of 26 metres are acceptable in these locations and elsewhere in the Borough. Such proposals will be assessed in the context of other planning policies, in particular Policy CDH01 – Promoting High Quality Design, to ensure that they are appropriate for their location and do not lead to unacceptable impacts on the local area</p>	
<p><b>Policy CDH05 Extensions</b></p> <p>Proposals for extensions should follow good design principles in accordance with the Sustainable Design Guidance SPD and Small Sites Design Code. Measures such as green roofs and small scale renewable energy infrastructure that improve the sustainability of buildings will be encouraged.</p>	<p>Not relevant to new development – these policies will mainly affect owner occupiers extending their properties to enhance their own living space, rather than on a purely speculative commercial basis.</p>

Policy	Cost implications for development?
<p>Extensions to properties should:</p> <ul style="list-style-type: none"> <li>a) Complement the character of the existing building, particularly in terms of scale, style, form and materials.</li> <li>b) Be subordinate to the existing building in terms of size, scale or and height and in the case of upward extensions of tall buildings, comply with Policy CDH04.</li> <li>c) Incorporate a roof profile and materials sympathetic to the existing property.</li> <li>d) Maintain an acceptable outlook and adequate spacing between any surrounding buildings.</li> <li>e) Retain satisfactory amenity space.</li> <li>f) Avoid adverse impacts on the sunlight/daylight to neighbouring properties.</li> <li>g) Maintain or improve the appearance of the locality or street scene.</li> <li>h) Respect the privacy of surrounding residents, having regard to the position of windows, layout/use of rooms, any changes in land levels, floor levels and boundary treatment.</li> <li>i) Not result in a significant cumulative impact on the environmental quality of the area.</li> <li>j) Improve energy efficiency and incorporates renewable sources of energy.</li> <li>k) Extensions to existing properties should not result in amenity space provision falling below the standards set out in Table 11.</li> </ul>	
<p><b>Policy CDH06 Basements</b></p> <p>Proposals for basements should follow good design principles in accordance with the Sustainable Design Guidance SPD and Small Sites Design Code</p> <p>Basement proposals to properties should:</p> <ul style="list-style-type: none"> <li>a) Ensure that tree roots on or adjoining the site are not damaged;</li> <li>b) Ensure that not more than 50% of the amenity space (garden or front court yard) is removed;</li> <li>c) Have no demonstrable adverse impact on neighbouring ground water conditions.</li> <li>d) Be subordinate to the property being extended and respect its original design, character and proportions for any visible aspects of the extension;</li> <li>e) Ensure railings, grilles and other light-well treatments avoid creating visual clutter and detracting from an existing frontage or boundary wall, or obscuring front windows;</li> <li>f) Be able to function properly for the purpose intended, with rooms of an adequate size and shape receiving natural lighting and ventilation. All habitable rooms within basement accommodation should have minimum headroom of 2.5 metres;</li> <li>g) Consider impact of forecourt parking on light to basement windows; and</li> <li>h) Not be located in Flood Zone 3B.</li> </ul>	<p>Land use matter only</p>
<p><b>Policy CDH07 Amenity Space and Landscaping</b></p> <ul style="list-style-type: none"> <li>a) Development proposals should as a minimum provide: <ul style="list-style-type: none"> <li>i. Amenity space standards as set out in Table 11.</li> <li>ii. Play spaces in accordance with the London Plan and the Mayor's SPG on Shaping Neighbourhoods – Play and Informal Recreation</li> <li>iii. Where amenity space does not meet the standards in (i) or (ii) contributions to off-site provision will be expected.</li> </ul> </li> <li>b) Development proposals to include hard and soft landscaping must ensure that: <ul style="list-style-type: none"> <li>i. Design and layout is sympathetic to the local character, whilst providing effective amenity and access with minimal visual impact, with particular regard to parking areas.</li> <li>ii. Hardstandings should contribute positively to the streetscene, maintaining a balance between hard and soft landscaping, with opportunities taken to add wild gardens supported where possible.</li> <li>iii. Provision is made for an appropriate level of new and existing wildlife habitat including tree and shrub planting to enhance biodiversity. There is no net loss of wildlife habitat and that there is a biodiversity net gain of at least 10%, either within</li> </ul> </li> </ul>	<p>Sufficient space on sites to meet these requirements is implicit in the capacity studies for the site allocations.</p>

Policy	Cost implications for development?
<p>the development site or off site and in accordance with Policy ECC06.</p> <p>iv. Existing trees and their root systems are safeguarded, or replaced if necessary with suitable size and species of tree.</p> <p>v. Provision is made for Sustainable Urban Drainage Systems.</p>	
<p><b>Policy CDH08 Barnet's Heritage</b></p> <p>The Council will ensure that Barnet's heritage assets (designated and non-designated), including its conservation areas, statutory listed buildings, scheduled monuments, registered historic parks and gardens, archaeological remains, locally listed buildings and registered historic battlefield are conserved and enhanced in a manner appropriate to their significance. These assets are an irreplaceable resource which greatly contribute to the Borough's distinctive character and should continue to be enjoyed by present and future generations.</p> <p><b>Designated Heritage Assets</b></p> <p>Great weight will be placed on the conservation of the Borough's designated heritage assets, including listed buildings and conservation areas, when considering the impact of development proposals. Any harm to, or loss of, the designated heritage asset will require clear and convincing justification. Substantial harm to, or loss of, designated heritage assets will not be permitted unless it can be demonstrated that substantial public benefits will be achieved that outweigh such harm or loss.</p> <p>Where less than substantial harm will result from a development proposal, this harm will need to be balanced against any public benefits that emanate from the proposal.</p> <p><b>Conservation Areas</b></p> <p>The Council will seek to preserve or enhance the character and appearance of its conservation areas when assessing development proposals. Conservation area character appraisals and where applicable, conservation area-based design guidance will be used in the assessment of planning applications</p> <p>The following criteria will be applied:</p> <p>i) the loss or substantial demolition of, a building that makes a positive contribution to the character or appearance of a conservation area, including a locally listed building, will be resisted.</p> <p>ii) the impact of development outside a conservation area, but which has a harmful impact on its character or appearance, including its setting, will be resisted.</p> <p>iii) the impact of development on trees, landscaping and open space, including gardens, that contributes to the character or appearance of a conservation area will be opposed</p> <p>iv) proposals should have regard to the local historic context and character</p> <p>v)</p> <p>vi) proposals should retain architectural detailing, traditional features, including shopfronts, which contribute positively to the appearance of a building or an area</p> <p>vii) in exceptional circumstances, where the loss of any heritage asset is permitted, the Council will require the submission of a contract of works to ensure the new development will proceed immediately after the loss has occurred</p> <p><b>Statutory Listed Buildings</b></p> <p>The conservation of Barnet's statutory listed buildings will be given a high priority of importance when assessing applications. Any harm to, or loss of, the significance of listed buildings will require clear and convincing justification.</p>	<p>Land use matter only</p>



Policy	Cost implications for development?
<p>The following criteria will be applied:</p> <ul style="list-style-type: none"> <li>i) Resist any harm to, or loss of significance, from whole or partial demolition, extension or alteration</li> <li>ii) Resist harmful alterations to the interior or exterior, or changes to curtilage features</li> <li>iii) Resist extensions or additions that are inappropriate in design, scale or material</li> <li>iii) Resist any harm to, or loss of, its significance, from development within its setting, including tall buildings</li> </ul> <p><b>Registered Parks and Gardens</b></p> <p>Development proposals within Registered Parks and Gardens should respect their special historic character and aesthetic qualities, whilst avoiding any adverse impact on their setting or on key views within or outside the designated sites. Any harm to, or loss of, their significance, from alterations, destruction, or from development within its setting, should require clear and convincing justification. Substantial harm to Grade II Registered Parks or Gardens should be exceptional, and wholly exceptional for grade II* Registered Parks or Gardens.</p> <p><b>Registered Historic Battlefield</b></p> <p>The site of the Battle of Barnet (1471) is of great historical importance and will be protected from development, both above and below ground that would result in harm to its significance.</p> <p><b>Registered Historic Battlefield</b></p> <p>The site of the Battle of Barnet (1471) is of great historical importance and will be protected from development, both above and below ground, that would result in harm to its significance.</p> <p><b>Archaeology</b></p> <p>Archaeological remains will be protected, particularly in the identified Local Areas of Special Significance, by requiring that acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where considered appropriate. Development which impacts substantially on archaeological assets of national importance will be resisted.</p> <p>Scheduled monuments and other undesignated assets which are demonstrably of national archaeological importance, which hold, or potentially hold, evidence of past human activity, should be preserved in situ. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, the Council will require developers to consult with GLAAS and if appropriate HADAS and submit an appropriate desk-based assessment together with, where necessary, a field evaluation.</p> <p><b>Locally Listed Buildings and Other Non-Designated Heritage Assets</b></p> <p>The Council will protect Locally Listed Buildings and their settings in accordance with their significance. There is a presumption in favour of their retention and their loss will be normally be resisted. Development proposals, including external alterations and extensions should conserve, reveal and enhance the significance of these non-designated heritage assets and their settings.</p> <p><b>Non-Designated Heritage Assets</b></p> <p>When assessing the impact of a proposal on a non-designated heritage asset, the effect on its significance will be taken into account when determining the application. A balanced judgement will be required, having regard to the scale of any harm or loss and any public benefits that might result.</p> <p>The Council may identify any potential non-designated heritage asset as a</p>	

Policy	Cost implications for development?
<p>consideration of development proposals.</p> <p><b>Heritage at Risk</b></p> <p>The Council will work with Historic England, asset owners, developers and other stakeholders to find solutions to buildings, sites and places on the Heritage at Risk Register.</p> <p><b>Archaeological Interest</b></p> <p>The Council will protect remains of archaeological importance in accordance with their significance. Assets of national archaeological importance should be preserved in-situ. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, the Council will require developers to consult with GLAAS and if appropriate HADAS and submit an appropriate desk-based assessment and, where necessary, a field evaluation</p>	
<p><b>Policy CDH09 Advertisements</b></p> <p>The Council will support advertisements that:</p> <ul style="list-style-type: none"> <li>a) Do not cause unacceptable harm to the character and amenity of the area or public safety and are sensitively designed and located in the street-scene and wider townscape;</li> <li>b) preserve or enhance heritage assets and conservation areas;</li> <li>c) do not contribute to an unsightly proliferation of signage in the area; or</li> <li>d) do not contribute to street clutter in the public realm.</li> <li>e) Are of an appropriate size and siting that does not: <ul style="list-style-type: none"> <li>i) Significantly detract from the amenity of the street scene or neighbouring properties.</li> <li>ii) Cause a physical or visual obstruction, including light pollution from flashing or illumination to passers-by, nearby residential properties or wildlife habitats.</li> </ul> </li> </ul> <p>The Council will resist advertisements on shopfronts that are above fascia level or ground floor level, except in exceptional circumstances</p>	<p>Not relevant to new developments</p>
<p><b>Policy TOW01 Vibrant Town Centres</b></p> <p>The Council will promote the vitality and viability of the Borough's town centres by managing a strong hierarchy of town centres as the priority location for commercial, business and service uses.</p> <p>The Council will work with local partners to better define and enhance the distinctive character of individual town centres including improvements outlined in public realm strategies and through taking a more visible and co-ordinated approach to address a range of uses including anti- social behaviour, car parking, street cleaning and licensing.</p> <p>(a) The Council will support an appropriate mix of uses within designated centres:</p> <ul style="list-style-type: none"> <li>i) Brent Cross (see policy GSS02) to provide a strong retail offer as well as a wider mix of uses including leisure, office and other commercial, community and cultural uses to create a new Metropolitan Town Centre for North London.</li> <li>ii) Edgware (see policy GSS05) where regeneration will consolidate the quantum of retail floorspace alongside improvements to the quality of the retail and leisure offer, whilst providing a range of community uses. New housing will also form a key part of significant growth of the local economy.</li> </ul>	<p>Land use matters only</p>

Policy	Cost implications for development?
<p>iii) Cricklewood (see policy GSS04) where regeneration will support the improvement of the retail offer alongside new housing, community and leisure facilities.</p> <p>iv) District Town Centres (see Policy GSS08) which will be promoted to provide a network of complementary retail, leisure and community uses as well as new housing development.</p> <p>v) Local Centres (including new provision at Colindale Gardens) which will be promoted to provide a local level of retail and community uses and smaller scale residential led mixed use development.</p> <p>(b) Outside of the town centres local parades will be enhanced and protected with strong safeguarding for local community shops (that meet the criteria of Use Class F2)Proposals that involve the loss of such facilities will be required to provide a robust justification that similar shops are within a 1km walking distance.</p> <p>(c) In order to reduce car trips the Council supports the relocation and expansion of leisure uses from lower PTAL car dependent locations to town centre locations where opportunities arise.</p> <p>(d) Following a 'town centres first approach', the sequential test will be applied to ensure sustainable patterns of development are achieved; therefore, outside of town centres any development of main town centre uses will not be permitted unless it can be demonstrated through the NPPF sequential approach that there are no suitable premises/sites available in the designated centres as set out in Table 13 and that there would be no harm to the vitality and viability of these centres by the approval of edge-of centre and out of centre development. In addition, any proposal of more than 500 m<sup>2</sup> of retail, office or leisure development in an edge or out of centre location must be supported by an impact assessment.</p> <p>(e) The Council will apply the Agent of Change principle in order to protect residential amenity from new development and also to protect existing businesses from residential development introduced nearby.</p>	
<p><b>Policy TOW02 Development Principles in Barnet's Town Centres, Local Centres and Parades</b></p> <p>The Council expects a suitable mix of appropriate uses to respond to changing demands and support and boost their continued vitality and viability.</p> <p>Any significant new development will be expected to provide a mix of unit sizes, avoid an inward looking layout, maintain the street frontage and provide suitable and convenient linkages for shoppers to access other town centre uses.</p> <p>The Council will seek to ensure that</p> <p>(a) (a)Within the primary frontages of Major and District Town Centre, Local Centres and Parades the retail function is safeguarded as part of the Commercial, Business and Service Use Class. Any proposals that reduce Commercial, Business and Service Use floorspace will only be supported if criteria (b) is met.</p> <p>(b) Where proposals for alternative uses at ground floor level do not meet criteria (a) the Council will take the following into consideration:</p> <p>(c) Significance of reduction of retail facilities.</p> <p>(d) Loss of active frontage at ground floor level.</p> <p>(e) Whether alternative retail facilities are accessible by walking, cycling or public transport to meet the needs of the area.</p> <p>(f) Capability of the proposal in attracting visitors to the town centre.</p> <p>(g) Contribution of the proposal to the Council's growth objectives.</p> <p>(h) Evidence that there is no viable demand for continued existing Use Class E use and that the property has been vacant for over 12 months, with the exception of meanwhile uses in accordance with part n). Evidence of continuous marketing</p>	<p>Land use matters only</p>

Policy	Cost implications for development?
<p>over a 12 month period will be required.</p> <p>(i) Properties at ground floor level are expected to retain active frontages.</p> <p>(j) The use of upper floors for alternative uses including residential, employment or community provision will be strongly encouraged.</p> <p>(k) In accordance with the Agent of Change principle development that has significant adverse impact on the amenities of nearby occupiers will be resisted.</p> <p>(l) Development that has significant adverse impact on traffic flow or road safety will be resisted.</p> <p>(m) The use of vacant sites or buildings for occupation by meanwhile uses that will benefit a town centre's viability and vitality will be supported.</p> <p>(n) Markets in town centres will normally be supported, in particular where they contribute to greater retail choice, affordability and support for small enterprises</p>	
<p><b>Policy TOW03 Managing Hot Food Takeaways, Adult Gaming Centres, Betting Shops, Payday Loan Shops, Pawnbrokers and Shisha Bars</b></p> <p>a. In addressing increasing levels of childhood obesity and health inequality within the Borough as well as to preserve the retail-based role of Barnet's town centres the Council will resist the proliferation and over concentration of:</p> <p>i) hot food takeaways and will not permit proposals that:</p> <p>ii) Are not separated from any existing hot food takeaway unit or group of units in such a use .</p> <p>iii) Are located within 400m of the boundary of an existing school or youth centre.</p> <p>iv) Have an unacceptable impact on highway safety.</p> <p>v) Have an undue impact on residential amenity in terms of noise, vibrations, odours, traffic disturbance and litter.</p> <p>vi) Do not provide effective extraction of odours and cooking smells.</p> <p>vii) Do not provide adequate on-site waste storage and disposal of waste products.</p> <p>viii) Do not agree to operate in compliance with the Council's Healthier Catering Commitment.</p> <p>b. In addressing increasing levels of health inequality within the Borough as well as to preserve the retail-based role of Barnet's town centres the Council will resist the proliferation and over concentration of: betting shops, adult gaming centres, amusement arcades, pawnbrokers, pay day loan shops and shisha bars will not permit proposals for such Sui Generis uses that:</p> <p>ix) Are not separated from any existing Sui Generis unit in this group by at least two units which are neither units (in uses as highlighted in (b)) nor hot food takeaway uses.</p> <p>x) Are located within 400m of the boundary of an existing school or youth centre.</p> <p>xi) are not accompanied by Health Impact Assessments (HIAs) when requested by the Council.</p> <p>xii) Do not provide active frontages and must have a positive visual impact on the street scene.</p> <p>xiii) Have a significant impact on local community and residential amenity in terms of noise, vibrations, odours, traffic disturbance and litter.</p>	<p>Land use matters only. Restricting the types of users in certain areas may result in a fall in demand and lower rents.</p>



Policy	Cost implications for development?
<p><b>Policy TOW04 Night-Time Economy</b></p> <p>The Council will support proposals for night-time economy uses in Barnet's Town Centres in particular Chipping Barnet, Cricklewood, North Finchley and Whetstone as well as Brent Cross, Edgware and Golders Green, where:</p> <ul style="list-style-type: none"> <li>a) The scale and type of use reflects the role and function of the centre.</li> <li>b) There is no conflict with Policy TOW03</li> <li>c) There is no significant negative impact on the amenity of adjoining or adjacent residential accommodation and non-residential uses, such as noise disturbance, cooking smells, anti-social behaviour, or highway safety.</li> <li>d) There is no significant negative impact resulting from cumulative development in relation to the number, capacity and location of other night-time economy uses in the area.</li> <li>e) There is no significant detrimental impact on the historic distinctiveness of Barnet's town centres.</li> <li>f) Development that preserves or enhances existing night time economy activities or creates new ones that will reinforce the role and significance of Chipping Barnet, Cricklewood, North Finchley and Whetstone as well as Brent Cross, Edgware and Golders Green in an inclusive and accessible way will be supported, whilst that which would undermine it will be refused.</li> </ul>	<p>Land use matter only</p>
<p><b>Policy CHW01 Community Infrastructure</b></p> <p>The Council will work with partners to ensure that community facilities including schools, libraries, medical and dental services, leisure centres and swimming pools, places of worship, arts and cultural facilities, community meeting places and facilities for younger and older people, are provided for Barnet's communities.</p> <p>The Council will:</p> <ul style="list-style-type: none"> <li>a. ensure that programmes for capital investment in schools and services for young people address the needs of a growing, more diverse and increasingly younger population;</li> <li>b. support the enhancement and inclusive design of community infrastructure ensuring efficient use;</li> <li>c. support, subject to satisfactory management arrangements, the provision of multi-purpose community hubs that can provide a range of community services, particularly within town centres. Provision outside town centres will need robust justification;</li> <li>d. support and promote an alternative community use where the existing community use is surplus;</li> <li>e. require development that increases the demand for community facilities and services to make appropriate proportionate contributions towards existing facilities and new and accessible facilities Borough wide, particularly within Barnet's Growth Areas and town centres;</li> <li>f. work with the Mayor of London, cemetery providers and groups for whom burial is the only option to maintain a supply of burial space;</li> <li>g. allocate sites for development that address educational needs and demand with reference to up to date evidence as identified in the Council's Education Strategy;</li> <li>h. support proposals that as part of the visitor economy help contribute to, or seek to incorporate, museum/display space to celebrate the culture, history and archaeology of Barnet;</li> <li>i. support providers of new and improved educational facilities within the Borough, such as those at Middlesex University's Hendon campus and will encourage the provision of further and higher education programmes, skills training</li> </ul>	<p>Largely a matter for the Council to address from its own resources</p> <p>Land use matter only</p>

Policy	Cost implications for development?
<p>and continuing professional development programmes, business support initiatives and applied research</p> <p>Development (including change of use) that involves the loss or replacement of existing community facilities / services will only be permitted if:</p> <ul style="list-style-type: none"> <li>• the replacement facility is equivalent to or better quality and meets the needs currently met by the existing facility, or</li> <li>• it has been demonstrated that the facility is no longer required in its current use and that it is not suitable and viable for any other forms of social infrastructure for which there is a defined current or future need identified in the Infrastructure Delivery Plan.</li> </ul> <p>In considering proposals involving the loss of community infrastructure the Council will take into account the listing or nomination of 'Assets of Community Value' as a material planning consideration.</p> <p>The Council will support proposals for new community infrastructure where the following circumstances apply:</p> <ol style="list-style-type: none"> <li>i. it forms part of a mixed-use development and is located within a Growth Area or outside the primary frontages of the Borough's town centres (Policy GSS01 and Policy TOW02);</li> <li>ii. provides a replacement, enhancement of an existing facility or new multi-purpose community hub;</li> <li>iii. provides an alternative community use where the existing community use has identified there is surplus provision and where the alternative use can demonstrate a local need, and that there is no undue impact on the amenity of existing residents or the highway network;</li> <li>iv. it provides infrastructure in line with wider national policy requirements and local demands; and</li> <li>v. a statement is submitted which demonstrates how in particular the development addresses community needs .</li> </ol> <p>All new community infrastructure should deliver a quality and inclusive design providing access for all as well as efficient, flexible, affordable and adaptable buildings. The developer will be required to reach a legal agreement with the Council on the continuing maintenance of the new community infrastructure and other future funding requirements.</p>	<p>Any contributions towards future maintenance will need to accord with the three tests at paragraph 56 of the NPPF and will be subject to site-specific viability at the time an application is submitted</p>
<p><b>Policy CHW 02 – Promoting health and wellbeing</b></p> <p>In order to recover, restore and thrive and make a positive difference to health and wellbeing in the Borough following COVID19 the Council will promote the creation of healthy environments and safe, accessible, sustainable and high-quality places which seek to improve physical and mental health and reduce health inequalities.</p> <p>The Council requires development to positively contribute to creating high quality, active, safe and accessible places. Measures that will help contribute to healthier communities and reduce health inequalities must be incorporated in a development where appropriate. The Council will ensure that the health and wellbeing impacts of larger development proposals are addressed in an integrated and co-ordinated way through the use of Health Impact Assessments.</p> <p>The Council will support the health and wellbeing of residents by:</p> <ol style="list-style-type: none"> <li>a. Contributing to the priorities of the Health and Wellbeing Board and partners to help reduce health inequalities across Barnet;</li> <li>b. Supporting the North Central London Estate Plan and the implementation of NHS Long Term Plan in responding to demand and integration of health and social care, including the use of developer contributions to support investment in</li> </ol>	<p>Cost of health impact assessments is de-minimis</p> <p>Costs borne by public sector organisations – no cost implications for developments.</p>

Policy	Cost implications for development?
<p>healthcare infrastructure;</p> <ul style="list-style-type: none"> <li>c. Adopting the principles set out in Sport England's Active Design Principles;</li> <li>d. Providing access to free drinking fountains and public toilets and changing places in new and improved public realm as set out in Policy CDH03;</li> <li>e. Ensuring compliance with the Healthy Catering Commitment as set out in Policy TOW03;</li> <li>f. Applying the Healthy Streets Approach, as set out in the London Plan;</li> <li>g. Mitigating the impact of air pollutants as set out in Policy ECC02; and</li> <li>h. Deliver more sustainable and active travel as set out in Policy TRC01</li> </ul>	
<p><b>Policy CHW03 - Making Barnet a Safer Place</b></p> <p>The Council will:</p> <ul style="list-style-type: none"> <li>a. work with partners to tackle risks of terrorism, crime, fear of crime and anti-social behaviour;</li> <li>b. require development proposals to reflect 'Secured By Design' (see Policy CDH01) and work with the Metropolitan Police's Secured by Design Officers;</li> <li>c. expect measures to design out crime together with appropriate fire safety solutions to be integral to development proposals. These measures should be considered early in the design process</li> <li>d. work with the Metropolitan Police, London Ambulance and London Fire and Emergency Planning Authority to provide effective and responsive emergency services in Barnet;</li> <li>e. support the work of neighbourhood policing teams to make neighbourhoods in the Borough safer places to live in, work in and visit;</li> <li>f. encourage appropriate security and community safety measures in buildings, spaces and the transport system;</li> <li>g. require developers to demonstrate that they have incorporated design principles which limits the opportunities for crime and anti-social behaviour and thereby contributes to community safety and security in all new development;</li> <li>h. ensure that through the town centre strategy programme safer and more secure town centre environments are promoted; and</li> <li>i. promote safer streets and public areas including open spaces (see Policy CDH03).</li> </ul>	<p>This requirement is engrained into development design in London.</p>
<p><b>Policy CHW04 – Protecting Public Houses</b></p> <ul style="list-style-type: none"> <li>a. The Council will: <ul style="list-style-type: none"> <li>1. protect public houses where they have a heritage, economic, social or cultural value to local communities, and where they contribute to wider policy objectives for town centres; and</li> <li>2. support proposals for new public houses in Growth Areas and town centres as part of mixed-use development.</li> </ul> </li> <li>b. Proposals that involve the loss of public houses with heritage, cultural, economic or social value will be refused unless there is no viable demand for its continued use and the property has been long term vacant for a period of at least 12 months. Evidence of continued marketing over a 24 month period will be required</li> </ul>	<p>Land use matter only.</p>

Policy	Cost implications for development?
<p>Where it is demonstrated that there is no demand for the public house the Council will support proposals for other community uses in accordance with Policy CHW01.</p> <p>d. Development proposals for redevelopment of associated accommodation, facilities or development within the curtilage of the public house that would compromise the operation or viability of the public house use will be resisted.</p> <p>In considering proposals involving the loss of public houses the Council will take into account the listing or nomination of 'Assets of Community Value' as a material planning consideration.</p>	
<p><b>Policy ECY01: A Vibrant Local Economy</b></p> <p>The Council will seek to protect and promote new employment opportunities and create a vibrant local economy across Barnet by:</p> <p><b>Office</b></p> <p>a) Safeguarding office space in Town Centres and edge of centre locations. Any proposals for redevelopment of office uses outside these locations must demonstrate that the site is no longer suitable and viable and that an alternative business use including affordable workspace solutions has been considered and that a suitable period of active marketing has been undertaken. Where this can be demonstrated the proposal will be expected to provide appropriate mixed use re-development including residential and community use as well as re-provision of employment use.</p> <p>b) Supporting up to 67,000 m2 (net) of new office space in District Town Centres, to accommodate small and medium enterprises (SME) and supplement office accommodation (395,000 m2) already approved for Brent Cross.</p> <p><b>Industrial</b></p> <p>c) Supporting appropriate proposals within a Locally Significant Industrial Site (LSIS) that are one or a combination of the following uses:</p> <ul style="list-style-type: none"> <li>• Class B2 (general industry);</li> <li>• Class B8 (storage or distribution); and/ or</li> <li>• Uses related to light industrial or research and development;</li> <li>• Sui Generis uses, where this use is an employment generating use compatible with an industrial use ;</li> </ul> <p>Any office uses within a LSIS should be ancillary to the other employment uses on site and be directly related to the majority uses proposed.</p> <p>d) Supporting intensification of uses listed in (c) in a LSIS where it can be demonstrated that the design does not impact on the operational capability of the proposal site or the neighbouring sites within the LSIS.</p> <p>e) Supporting affordable workspace solutions where the uses are within the use classes set out in (c).</p> <p>f) Warehousing uses or uses which generate high levels of movement should be located in close proximity to tier one and two roads and minimise impacts on residential areas.</p> <p>g) Where co-location of residential uses is proposed in an LSIS the development should be employment led and the Agent of Change Principle used in favour of existing and proposed employment uses. The introduction of residential uses into an LSIS should not prejudice its ability function as an industrial area.</p> <p><b>General</b></p> <p>h) Seeking to protect existing office accommodation and light industrial uses in areas covered by Article 4 Direction. The loss of employment accommodation in these areas will not be supported.</p>	<p>Land use matter only</p>



Policy	Cost implications for development?
<p>i) In assessing proposals for alternative uses to those outlined in (a), (b) and (c), on non- designated employment sites, the following will be taken into consideration:</p> <p>i. Premises have been vacant for over 12 months and have no reasonable prospect of being occupied, following demonstrable active marketing during this period using reasonable terms and conditions, with the exception of meanwhile uses in accordance with j) iii).</p> <p>ii. Loss of a commercial use at ground-floor level.</p> <p>iii. Contribution of the proposed use to the Council's growth objectives for the local area.</p> <p>j) Supporting new employment space outside of the locations outlined in (a), (b) and (c) if the following criteria are met:</p> <p>i. The new employment use would contribute towards the Council's regeneration objectives.</p> <p>ii. Employment uses which generate high levels of movement should be located in close proximity to tier one and two roads</p> <p>iii. The new use does not have any adverse impact on residential amenity.</p> <p>iv. The site is not allocated for an alternative use including residential, education or community uses</p> <p>k) Requiring all employment space to be designed to appropriate floor to ceiling heights and space requirements for the intended uses including on site servicing and space for waiting or goods vehicles.</p> <p>l) Expecting all proposals for new employment space to undertake a Transport Impact Assessment as set out in Policy TRC01.</p> <p>m) Financial contributions will be secured from development that results in a net loss of employment floorspace to invest towards improving employment space elsewhere in the Borough and/ or towards training and other initiatives that seek to promote employment and adult education in the Borough.</p>	
<p><b>Policy ECY02: Affordable Workspace</b></p> <p>The Council will promote economic diversity and support existing and new business development in Barnet by requiring through legal agreement:</p> <p>a) New employment in the Borough's designated employment areas and mixed use development, in Brent Cross, Edgware, New Southgate and District Town Centres should provide affordable workspace, equating to a minimum of 10% of gross new employment floorspace, or equivalent cash-in-lieu payment for off-site provision of affordable workspace.</p> <p>b) new employment provision should include a range of unit sizes and types such as affordable and flexible workspaces and working hubs that allow for 'touch down' working. Uses should be appropriate for the location and in accordance with ECY01.</p> <p>c) Developers should liaise with managed workspace providers at the design stage of the development to determine end user requirements and ascertain a range of unit sizes that are flexible, suitable for subdivision and configuration for new uses and activities, including for occupation by small or independent commercial enterprises.</p> <p>d) Mixed use development proposals in town centres should consider the provision of flexible space within the scheme that can be used by individual workers, start-ups and accelerator space.</p>	<p>Tested in the study</p>
<p><b>Policy ECY03: Local Jobs, Skills and Training</b></p>	<p>Assumed to be addressed</p>

Policy	Cost implications for development?
<p>The Council will seek to increase local employment opportunities from development in the Borough by:</p> <ul style="list-style-type: none"> <li>a) Requiring qualifying development to provide a Local Employment Agreement which sets out the skills, employment and training opportunities to be delivered from the development including end use jobs. Financial contributions to offset unfulfilled LEA deliverables may be accepted in exceptional circumstances.</li> <li>b) Delivering construction-phase training in conjunction with the Council's recognised providers.</li> <li>c) Requiring compliance with other jobs, skills and training requirements of the Council's Delivering Skills, Employment, Enterprise and Training (SEET) from Development SPD (2014) or any subsequent SPDs.</li> </ul>	<p>through on-site solutions</p>
<p><b>Policy ECC01 – Mitigating Climate Change</b></p> <p>The Council will seek to minimise Barnet's contribution to climate change and ensure that through the efficient use of natural resources the Borough develops in a way which respects environmental limits and improves quality of life. The Council will:</p> <ul style="list-style-type: none"> <li>a) Concentrate growth in the identified Growth Areas and existing town centres in order to better manage the impacts of growth on the climate.</li> <li>b) Promote the highest environmental standards for development and through guidance provided in the Council's suite of design guidance SPDs together with the Green Infrastructure SPD will continue working to deliver exemplary levels of sustainability throughout Barnet in order to mitigate and adapt to the effects of a changing climate).</li> <li>c) Expect all development to be energy-efficient and seek to minimise any wasted heat or power and meet the requirements of Policy CDH02.</li> <li>d) Development is expected to be in accordance with the Mayor's Energy Hierarchy to reduce carbon dioxide emissions.</li> <li>i) All major development will be required to demonstrate, through an Energy Statement accordance with Part L of the Building Regulations and London Plan polices SI2 and SI3 including compliance with the Mayor's net zero carbon targets.</li> <li>ii) For minor development efforts should be made to make the fullest contribution to minimising carbon emissions and meet a carbon reduction target of at least 6% beyond the latest Building Regulations and demonstrate how the Mayor's Energy Hierarchy has been used to achieve this.</li> <li>e) Where Decentralised Energy (DE) is feasible or planned, major development will either provide: <ul style="list-style-type: none"> <li>• suitable connection</li> <li>• the ability to connect in future</li> <li>• a feasibility study; or</li> <li>• a financial contribution to a proposed feasibility study.</li> </ul> </li> <li>f) All schemes are encouraged to incorporate renewable energy initiatives into development proposals, where feasible.</li> <li>g) Expect development to demonstrate how it will manage heat risk in accordance with London Plan Policy SI4.</li> </ul>	<p>Land use matter only.</p> <p>Energy requirements tested in the study through an addition to base construction costs.</p> <p>Allowances for zero carbon incorporated in the appraisals.</p>

Policy	Cost implications for development?
<p>h) The Council will support retrofitting existing buildings and encourage solutions that minimise or avoid harm to a heritage asset's significance while delivering improved energy performance or generation.</p> <p>i) Where the carbon targets for a development cannot be fully achieved a contribution will be sought to a value calculated using the latest non- traded price of carbon per tonne identified by the Mayor of London.</p> <p>j) Developments are required to demonstrate how sustainable design and construction methods are incorporated into the proposal to enable the development to mitigate and adapt to climate change over its intended lifetime.</p>	
<p><b>Policy ECC02: Environmental Considerations</b></p> <p>The Council expects development proposals :</p> <p>a) to improve air quality and ensure:</p> <p>i. where there is a localised source of air pollution, development is designed and sited to reduce exposure to air pollutants.</p> <p>ii. that development is not contributing to poor air quality, providing air quality assessments where appropriate.</p> <p>iii. that where it is demonstrated that on-site provision is impractical or inappropriate and air quality neutrality is not achieved then proportionate, off-site measures to improve local air quality should be considered, provided that equivalent air quality benefits can be demonstrated.</p> <p>b) to avoid generation of unacceptable noise levels close to noise sensitive uses. Proposals to locate noise sensitive development in areas with existing high levels of noise will not be permitted without satisfactory measures to mitigate noise impacts through design, layout, and insulation as set out in the Council's suite of design guidance SPDs. The Council will apply the Agent of Change principle in accordance with London Plan Policy D13.</p> <p>c) Development should provide Air Quality Assessments and Noise Impact Assessments in accordance with Tables 15 and 16 together with Barnet's suite of design guidance SPDs.</p> <p>d) Proposals on land which may be contaminated should be accompanied by an investigation to establish the level of contamination in the soil and/or groundwater/surface waters and identify appropriate mitigation and remediation opportunities to be incorporated into the development proposal. Development which could adversely affect the quality of groundwater will not be permitted.</p> <p>e) Proposals for Notifiable Installations or developments near to existing Notifiable Installations will only be permitted provided that:</p> <p>i. There is no unacceptable risk to an individual's health and safety; and</p> <p>ii. There will be no significant threat to environmental quality.</p> <p>f) All developments should comply with the Considerate Constructors Scheme and comply to the terms of their Demolition and Construction Management Plan which includes further mitigation measures.</p>	<p>Will be addressed through detailed design; no particular cost impacts.</p> <p>Cost of air quality assessments and noise impact assessments are de-minimis and addressed within overall fees budget.</p> <p>Land use issue only – costs of remediation to be reflected in BLV in line with requirements of PPG.</p>
<p><b>Policy ECC02A Water Management Policy</b></p> <p>The Council will seek to ensure:</p> <p><b>Flood risk</b></p> <p>a). That development delivers a positive reduction in flood risk, from all sources, on and off-site, by demonstrably giving sufficient consideration to this issue from the design stage and during the pre-application process.</p>	<p>Costs of flood mitigation on sites with high risk of flooding will be reflected in BLV in line with requirements of the PPG.</p>

Policy	Cost implications for development?
<p>b). That development complies with Table 19 and that :</p> <p>i) any flood defences are maintained, repaired or replaced as appropriate, and realigned or set back where possible to provide amenity and environmental enhancements; and</p> <p>ii) land adjacent to flood defences is protected in order to allow future replacement of defences and provision of public amenity and biodiversity;</p> <p>c) A Flood Risk Assessment is undertaken in consultation with the Environment Agency (if applicable) or Lead Local Flood Authority if it is:</p> <p>i A development site over 1 hectare or greater in size within Flood Zone 1</p> <p>ii. A site within Flood Zones 2 or 3.</p> <p>iii. A site within 1% AEP plus 70% climate change fluvial flood extent and/or the 0.1% AEP RoFSW flood extent</p> <p>iv. Within an identified Critical Drainage Area</p> <p>d). Where development impacts flood defences and / or rivers and waterways, and this is not appropriately mitigated for, applicants are required to make a financial contribution to the Council and / or agree off-site provision via planning obligations.</p> <p>e). Proposals for vulnerable uses and sleeping accommodation are located away from areas of high flood risk or fluvial 1 in 100 plus climate change flood level.</p> <p>f) Where appropriate developers should contribute to the projects set out in the relevant Catchment Partnership Management Plans for the development.</p> <p><b>Surface water management</b></p> <p>g). All major development incorporates sustainable drainage systems (SuDs) into proposals, and manage surface water run-off to achieve greenfield run-off rates where feasible and in line with the London Plan drainage hierarchy.</p> <p>h). Proposals for minor and householder development incorporate SuDs where applicable . SuDs should be green, provide multiple benefits, such as biodiversity and integrate into the Green Infrastructure network. Proposals will need to include management and maintenance plans for the proposed SuDs, with appropriate contributions made to the Council where necessary.</p> <p>i). Any development in a Critical Drainage Area demonstrates that runoff rates meet greenfield (or lower) run-off rates.</p> <p><b>Water Infrastructure</b></p> <p>j). Major development demonstrates at application stage that the local water supply and public sewerage networks have adequate capacity both on and off-site to serve the development, taking into consideration the cumulative impact of current and proposed development. Should there be capacity issues resulting from development that can be addressed through upgrades of the sewerage network, developers are required to demonstrate how these will be delivered at the time of commencement of development.</p> <p>k) Development proposals demonstrate compliance with water efficiency standards set out in Table 20.</p> <p><b>Water Courses</b></p> <p>l) Development proposals on or close to controlled watercourses naturalise the water course and ensure an adequate buffer zone of at least 10 metres (greater if a tall building is being proposed) and enable public accessibility. Buffer zones should include the creation of the appropriate riparian habitat and native planting and have a management plan to ensure long term biodiversity gains. Contributions towards river restoration and de-culverting will be expected.</p> <p>m) Buildings are not sited over the top of new or existing culverts/ordinary watercourses.</p>	<p>Standard requirement for in developments in London and reflected in base build costs.</p> <p>Owner occupiers bringing forward householder developments will not be doing so on a commercial basis and will need to consider the additional costs within their overall budget.</p> <p>Any shortfalls to be addressed by statutory undertakers</p>



Policy	Cost implications for development?
<p><b>Policy ECC03 – Dealing with Waste</b></p> <p>The Council will encourage sustainable waste management by:</p> <ol style="list-style-type: none"> <li>a. promoting waste prevention, re-use, recycling, composting and resource efficiency over disposal.</li> <li>b. ensuring development is designed to provide appropriate space for storage and collection of waste and recycling facilities which fit current and future collection practices and targets.</li> <li>c. designating sites through the North London Waste Plan (NLWP) to meet an aggregated apportionment target across the seven North London Boroughs. These sites will be the principle locations considered suitable for waste facilities.</li> <li>d. safeguarding all existing waste facilities in Barnet, as set out in the NLWP. For any waste site subject to redevelopment for non-waste uses the developer must clearly demonstrate to the satisfaction of the Council that compensatory capacity will be delivered in line with the NLWP spatial framework principles on a suitable replacement site that must at least meet, and, if possible, exceed, the maximum achievable throughput of the site proposed to be lost.</li> <li>e. seeking to utilise additional waste capacity at Scratchwood Quarry as set out in the Schedule of Proposals</li> </ol>	<p>Standard requirement already reflected in developments</p> <p>Land use matters only.</p>
<p><b>Policy ECC04 –Barnet’s Parks and Open Spaces</b></p> <ol style="list-style-type: none"> <li>a). As Barnet grows there is a need to optimise the benefits that open spaces can deliver, ensuring that as well as being family friendly, they consider all users and create a greener Barnet, the Council will work with its partners to improve Barnet’s Green Infrastructure by: <ol style="list-style-type: none"> <li>i. managing and enhancing open spaces, including Green Belt and Metropolitan Open Land to provide improved accessibility;</li> <li>ii. promoting a new Regional Park within the Brent Valley and Barnet Plateau Green Grid Area; and</li> <li>iii. ensuring positive management of Green Belt, Metropolitan Open Land and open spaces to provide improvements in overall quality and protection of character and historic significance.</li> </ol> </li> <li>b). The Council will meet increased demand for access to open space and opportunities for physical activity, by tackling deficiencies and under provision through: <ol style="list-style-type: none"> <li>i. securing improvements to open spaces, including provision for children’s play, sports facilities and better access arrangements (both into parks and between them), where opportunities arise, from all developments that create an additional demand for open space. Where this is not viable, a cash in lieu payment will be required for off site provision or enhancement to open spaces that are nearby;</li> <li>ii. improving access to open spaces particularly in areas of public open space deficiency identified by Map 7. The Council will seek to improve provision in these areas of deficiency in accordance with the following standards : <ul style="list-style-type: none"> <li>• Parks (1.63 hectares per 1,000 residents)</li> <li>• Natural green spaces (2.05 hectares per 1,000 residents).</li> </ul> </li> <li>iii. maintaining and improving the greening of the environment through the protection of incidental greenspace, trees, hedgerows and watercourses, especially where this enables green corridors to link Barnet’s rural, urban fringe and urban green spaces.</li> </ol> </li> </ol>	<p>Land use issue only.</p> <p>Ability for developments to contribute towards open space is implicit in the capacities of the site allocations identified by the Council.</p>

Policy	Cost implications for development?
<p>iv. enhancing local food production through support for community food growing, the protection of allotments, and the provision of opportunities for growing food in new developments.</p> <p>c). In supporting provision of new Green Infrastructure the Council will work with neighbouring authorities as part of the All London Green Grid to establish Area Frameworks as the basis for identification, creation and management of new green spaces as part of:</p> <ul style="list-style-type: none"> <li>i. Lea Valley and Finchley Ridge Green Grid Area; and</li> <li>ii. Brent Valley and Barnet Plateau Green Grid Area.</li> </ul> <p>d). The Watling Chase Forest Plan will be taken into account when assessing development proposals in the area covered by Watling Chase Community Forest helping it become a readily accessible 'green lung' for Barnet's residents.</p> <p>e). In areas that have been assessed by the Barnet Parks and Open Spaces Strategy as being of low quality and low value the Council will consider limited development on open spaces. The Council will require any proposal that involves the loss of low quality and low value open space to robustly demonstrate that the following criteria can be satisfied:</p> <ul style="list-style-type: none"> <li>i. the development proposal is a small scale ancillary use which supports the improved use of the open space; and</li> <li>ii. that opportunities to improve the quality and value of the existing space have been explored and subject to viability assessment; cannot be delivered to enhance the quality and value of the existing space; or</li> <li>iii. Equivalent or better quality open space provision will be delivered.</li> </ul> <p>Any permissible exception will also need to ensure that it does not create or exacerbate any existing public open space deficiency and has no significant impact on biodiversity</p>	
<p><b>Policy ECC05 - Green Belt and Metropolitan Open Land</b></p> <p>a) Green Belt</p> <ul style="list-style-type: none"> <li>i. Any proposals for development in Green Belt will be considered in accordance with NPPF paras 133 to 147.</li> <li>ii. Development adjacent to Green Belt should not have a significant detrimental effect on the openness of the Green Belt and respect the character of its surroundings.</li> </ul> <p><b>b: Metropolitan Open Land (MOL)</b></p> <ul style="list-style-type: none"> <li>i. In accordance with London Plan Policy G3, Metropolitan Open Land is to be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt.</li> </ul> <p><b>Policy ECC06 - Biodiversity</b></p> <p>The Council will seek the retention and enhancement, or the creation of biodiversity in development proposals by:</p> <ul style="list-style-type: none"> <li>a) protecting existing Sites of Importance for Nature Conservation, Site of Special Scientific Interest and priority habitats and species according to the NERC 2006 and working with partners including the London Wildlife Trust and the Brent Catchment Partnership to improve protection and enhancement of biodiversity in Barnet;</li> <li>b) ensuring that the requirements of the Green Infrastructure SPD are met;</li> <li>c) ensuring development adjacent to or within areas identified as part of the Green Grid Framework makes a contribution to the enhancement of the Green Grid;</li> </ul>	<p>Land use matter only</p>

Policy	Cost implications for development?
<p>d) ensuring that development makes the fullest contributions to enhancing biodiversity and protects existing site ecology. To realise this aim it is expected that at least the required level of biodiversity net gain, stated by regulation, is attained. This should be achieved both through on-site measures and where necessary by contribution to local biodiversity improvements. Consideration of how this will be achieved should be detailed at the start of the development process;</p> <p>e) placing emphasis on measures that enhance and support biodiversity in meeting the Urban Greening Factor and SUDs delivery; and</p> <p>f) supporting opportunities that facilitate river restoration and floodplain habitat restoration, in particular for the River Brent, Silk Stream and Pymmes Brook (See Policy ECC02).</p> <p>Where adverse impacts from development on biodiversity cannot be avoided measures must be taken to ensure that they are appropriately managed so as to reduce and /or mitigate any disturbance to wildlife as appropriate. These measures should be included as part of a planning application and a monitoring schedule agreed at the time of planning permission.</p> <p>For major applications S106 obligations will be sought for monitoring of BNG</p>	
<p><b>ECC06 - Biodiversity</b> The Council will seek the retention and enhancement, or the creation of biodiversity in development proposals by:</p> <p>a) protecting existing Sites of Importance for Nature Conservation, Sites of Special Scientific Interest and priority habitats and species according to the NERC 2006 and working with partners including the London Wildlife Trust and the Brent Catchment Partnership to improve protection and enhancement of biodiversity in Barnet;</p> <p>b) ensuring that the requirements of the Green Infrastructure SPD are met;</p> <p>c) ensuring development adjacent to or within areas identified as part of the Green Grid Framework makes a contribution to the enhancement of the Green Grid;</p> <p>d) ensuring that development makes the fullest contributions to enhancing biodiversity and protects existing site ecology. To realise this aim it is expected that at least the required level of biodiversity net gain, stated by regulation, is attained. This should be achieved both through on-site measures and by contribution to local biodiversity improvements. Consideration of how this will be achieved should be detailed at the start of the development process;</p> <p>e) placing emphasis on measures that enhance and support biodiversity in meeting the Urban Greening Factor and SUDs delivery; and</p> <p>f) supporting opportunities that facilitate river restoration and floodplain habitat restoration, in particular for the River Brent, Silk Stream and Pymmes Brook (See Policy ECC02).</p> <p>Where adverse impacts from development on biodiversity cannot be avoided measures must be taken to ensure that they are appropriately managed so as to reduce and /or mitigate any disturbance to wildlife as appropriate. These measures should be included as part of a planning application and a monitoring schedule agreed at the time of planning permission.</p>	<p>Costs incorporated in the appraisals to meet urban greening objectives</p>
<p><b>Policy TRC01 – Sustainable and Active Travel</b></p> <p>The Council will work to deliver a more sustainable transport network that supports a growing population and prosperous economy by reducing car dependency, encouraging sustainable modes of transport and improving air quality. The Council also recognises that active travel benefits the health of residents while having the lowest environmental impacts. In particular the Council will:</p> <p>A) Promote active travel requiring developments to address the needs of cyclists and pedestrians by ensuring :i) Good connections to bus stops, stations; and strategic and local walking and cycling networks;</p> <p>ii) A healthy, safe and attractive walking and cycling environment within, through and in the immediate vicinity around the development; and</p> <p>iii) Seeking opportunities for improvements to the wider walking and cycling environment.</p>	<p>Meeting this requirements depends on specific locations of developments and existing infrastructure. Most developments can meet these policy requirements through provision of facilities for cycling (e.g. secure cycle parking) which is already a standard requirement.</p>

Policy	Cost implications for development?
<p>B)</p> <ul style="list-style-type: none"> <li>i. Supporting delivery of new transport infrastructure identified in Policy TRC02 and the BLLTS;</li> <li>ii. Refuse proposals that have a negative impact on highway safety or on the road network that cannot be appropriately mitigated;</li> <li>iii. Support the Healthy Streets Approach, improving street lighting, security coverage and accessibility along new walking and cycling routes, transport interchanges and around bus stops as well as delivering, where resources permit and in appropriate locations, targeted local safety schemes; and</li> <li>iv. Promote orbital travel improvements where appropriate.</li> </ul> <p>C) For all major development proposals, the Council will require:</p> <ul style="list-style-type: none"> <li>i. A Transport Assessment setting out how the proposal mitigates any negative impact on the existing transport network and incorporates sustainable transport initiatives for cycling, walking, car clubs and electric vehicle charging;</li> <li>ii. A Travel Plan setting out details on how the proposal minimises any increase in road traffic and how future occupants will be encouraged to use more sustainable and active modes of transport and demonstrate how the development will contribute to Barnet meeting its 72% target for sustainable modes by 2041 as set out in the Mayor's Transport Strategy and the BLTTS; and</li> <li>iii. Construction Traffic Management Plan (CTMP) / Construction Logistics Plan and Delivery and Servicing Plans to control vehicle movements, servicing and delivery arrangements.</li> </ul>	<p>Cost of travel plans and travel impact assessments is de-minimis and reflected in professional fees allowance</p>
<p><b>Policy TRC02 – Transport Infrastructure</b></p> <p>The Council will promote delivery of new transport infrastructure to support the travel needs of a growing population. It will provide a range of alternative travel modes and facilitate growth as set out at Policy GSS09 and Policy GSS11.</p> <p>a) The Council will in particular support the delivery of key new transport infrastructure, including (but not restricted to):</p> <ul style="list-style-type: none"> <li>i. A new rail station at Brent Cross West and transport interchange;</li> <li>ii. A replacement bus station at Brent Cross Shopping Centre;</li> <li>iii. A new underground station and enhanced public transport interchange at Colindale;</li> <li>iv. A new passenger rail line - the West London Orbital Line together with upgrades to existing stations (Cricklewood and Hendon and new station at Brent Cross West) on the line;</li> <li>v. Crossrail 2 at New Southgate;</li> <li>vi. New bus stopping and standing arrangements in North Finchley to allow for redevelopment of the bus station for commercial uses;</li> <li>vii Interchange improvements at Edgware</li> <li>viii Feasibility of other public transport improvement projects will be explored as appropriate, including the protection and enhancement of existing public transport operational facilities and where necessary the provision of new facilities.</li> </ul> <p>b) The Council has an adopted Long Term Transport Strategy (2020-2041) It will work with Highways England, TFL, Network Rail and others to deliver schemes identified within the BLLTS document</p> <p>In particular:</p>	<p>To be funded primarily by TFL and Mayoral CIL. Developments may contribute through CIL if LBB considers that these transport interventions meet its CIL programme criteria.</p>



Policy	Cost implications for development?																										
<p>i. The Council will seek to work with TFL and others to increase rail capacity in Barnet and to improve all London Underground, Thameslink and Great Northern Rail stations in Barnet, especially where these have potential to deliver Step Free access for passengers;</p> <p>ii. To work with TfL and neighbouring boroughs to review and improve the bus network and overall public transport provision, including seeking to develop proposals to improve orbital transport provision within the Borough;</p> <p>iii To deliver and promote infrastructure for electric or other ultra-low emission vehicles; and</p> <p>iv Work with TFL to identify and protect land for enhancing rail capacity, including for the stabling of trains and sidings.</p>																											
<p><b>Policy TRC03 – Parking Management</b></p> <p>The Council will expect development to provide parking in accordance with the London Plan standards (Policy T6. Car Parking and Policies T6.2-T6.5.), except in the case of residential development.</p> <p>a) The Council will expect residential development to provide parking in accordance with Table 23.</p> <p>b) Where development is proposed, and it is deemed a CPZ is necessary then it should be in place within the surrounding area of the development before occupation. A developer contribution towards the implementation and monitoring of the CPZ will be agreed as part of the planning permission.</p> <p>c) Residential parking permits will only be available to Blue Badge holders in car free developments. Disabled Persons parking should be provided in accordance with London Plan Policies T6.1 and T6.5.</p> <p>d) Where development proposals involve a reduction of existing off-street car parking spaces, the developer must demonstrate that sufficient parking will remain in the area to serve local needs.</p> <p>e) Cycle parking is to be delivered in accordance with London Plan Standards set out in Policy T5 Cycling.</p> <p>f) Electric Vehicle charging points to be delivered in accordance with London Plan Standards as appropriate for the use.</p> <p>g) Spaces should be available for car club vehicle parking along with car club membership for future residents of the development within the agreed car parking provision.</p> <p>h) Appropriate provision should be made for efficient deliveries and servicing.</p> <p><b>Table 23 – Residential Car Parking Standards</b></p> <table border="1" data-bbox="274 1619 943 1917"> <thead> <tr> <th rowspan="2">PTAL</th> <th colspan="2">Maximum spaces per unit</th> </tr> <tr> <th>LBB Proposed Parking Standards for 1/2 bed units</th> <th>LBB Proposed Parking Standards for 3+ bed unit</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>1.25</td> <td>1.5</td> </tr> <tr> <td>1</td> <td>1.25</td> <td>1.5</td> </tr> <tr> <td>2</td> <td>1</td> <td>1.25</td> </tr> <tr> <td>3</td> <td>0.75</td> <td>1</td> </tr> <tr> <td>4</td> <td>0.5</td> <td>0.75</td> </tr> <tr> <td>5</td> <td>Car free – 0.5†</td> <td>Car free – 0.5†</td> </tr> <tr> <td>6</td> <td>Car free</td> <td>Car free</td> </tr> </tbody> </table>	PTAL	Maximum spaces per unit		LBB Proposed Parking Standards for 1/2 bed units	LBB Proposed Parking Standards for 3+ bed unit	0	1.25	1.5	1	1.25	1.5	2	1	1.25	3	0.75	1	4	0.5	0.75	5	Car free – 0.5†	Car free – 0.5†	6	Car free	Car free	<p>No cost impacts for developments. Areas of low PTAL will typically only be suitable for low density development which will be able to accommodate the parking requirements at grade. Higher density developments with high PTALs will be car free, removing the need for provision of basement car parking.</p>
PTAL		Maximum spaces per unit																									
	LBB Proposed Parking Standards for 1/2 bed units	LBB Proposed Parking Standards for 3+ bed unit																									
0	1.25	1.5																									
1	1.25	1.5																									
2	1	1.25																									
3	0.75	1																									
4	0.5	0.75																									
5	Car free – 0.5†	Car free – 0.5†																									
6	Car free	Car free																									
<p><b>Policy TRC04 – Digital Communication and Connectivity</b></p> <p>The Council will promote the development of advanced, high quality communications infrastructure to support economic growth and more accessible,</p>	<p>London has high speed broadband network in place and</p>																										

Policy	Cost implications for development?
<p>inclusive communities and enabling residents to work from home. Developments should facilitate high speed broadband and advancement in communication networks where possible.</p> <p>Proposals for the installation of telecommunications equipment will be permitted where it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>i. There is no significant adverse effect on the external appearance of the building on which, or space in which, they are located;</li> <li>ii. The special character and appearance of all heritage assets are preserved or enhanced;</li> <li>iii. The possibility of sharing facilities, such as masts, cabinet boxes and satellite dishes, and erecting antennae on existing buildings or other structures has been fully explored and where practical becomes the preferred location;</li> <li>iv. Technologies to minimise and camouflage any telecommunications apparatus have been explored;</li> <li>v. They are appropriately designed, coloured and landscaped to take account of their setting, and are sited in context with their setting;</li> <li>vi. The heights and usage of surrounding buildings and screening opportunities have been taken into account and</li> <li>vii. There is no significant adverse impact on the visual amenities of neighbouring occupiers.</li> </ol> <p>Where buildings or other structures taller than 3 storeys are proposed these should not interfere with existing broadcast and electronic communications services, particularly CCTV. Where such interference is unavoidable mitigating measures to ensure that the quality of existing signal reception is maintained as a minimum.</p>	<p>purchasers in new developments will expect this as a matter of course. These requirements therefore do not increase costs for developments</p>

## Appendix 2 - Pre-engagement questionnaire

On behalf of London Borough of Barnet, Capita/Re (Regional Enterprise) has commissioned BNP Paribas Real Estate to test the viability of Barnet’s emerging Local Plan policies and site allocations. As part of its preparation, the new Local Plan needs to be tested to ensure it remains viable and deliverable in line with tests set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG) and the revised Community Infrastructure Levy Regulations.

As explained in the covering e-mail, as part of pre-engagement and information gathering exercise, we are particularly interested in any examples that you can provide or indications / comments that you may be able to offer - by completing and returning this form with any added notes. *Please also remember to note whether your comments relate to the Borough as a whole, or only to specific sites / areas / localities.* This will help to inform the study and assist in building a picture of values patterns and other viability influences across the Borough area.

We do not expect you to spend long on this and will appreciate any information that you can provide.

**Any information that you provide will be gratefully received and treated in the strictest of confidence in regard to site specifics, involved parties or other potentially sensitive details.**

Area of Research	Location Reference? e.g. borough-wide, locality, etc...	Respondent’s Examples/Comments
<p><b>Residential Values</b></p> <p>Residential values/ranges of new build housing schemes locally.</p> <p>If possible, by unit type in £/ft<sup>2</sup> or £/m<sup>2</sup>.</p> <p><i>Please note any price variation geographically – values patterns and trends.</i></p> <p>Scenarios review to include sheltered/retirement housing type.</p> <p>Commentary/figures on different types of retirement housing</p> <p>(Assisted Living, Extra Care etc).</p>		



Area of Research	Location Reference? e.g. borough-wide, locality, etc...	Respondent's Examples/Comments
<p><b>Build to rent schemes</b></p> <p>Rental levels</p> <p>Operating costs (% of gross rent)</p> <p>Voids (% of gross rent)</p> <p>Investment yield</p>		
<p><u>Affordable housing</u></p> <p><i>We are carrying out separate stakeholder consultation with affordable housing providers. However, your commentary / experience on this is also welcomed.</i></p> <p>Please include values for rented housing (London Affordable Rent or equivalent) if possible.</p> <p>Shared Ownership (We are currently assuming typical level of 25% initial equity sale plus rent at 2.75% of unsold equity, depending on affordability)</p> <p>Other intermediate tenures (please specify)</p>		
<p><b>Commercial Values</b></p> <p>Any evidence of commercial values / ranges of values for commercial development schemes locally (by development type) including rents and yields where possible. Please note any price variation geographically.</p>		

Area of Research	Location Reference? e.g. <i>borough-wide, locality, etc...</i>	Respondent's Examples/Comments
<p><b>Land Values</b></p> <p>Typical existing use values Examples of premium over existing use values</p>		
<p><b>Development Costs</b></p> <p>Any evidence of typical development costs for residential and commercial development in the Borough. (Types of development as described in 'values' section, to include retirement/extra care housing etc).</p>		
<p><b>Densities / development coverage</b></p> <p>Local experience and comments on type of development in particular areas of Barnet</p> <p>Residential and commercial development examples / proposals.</p>		

**Development Costs Assumptions Table** – *please amend / provide your suggested alternative assumption*

Development Cost	BNPPRE provisional assumptions	Alternative Assumption – Please provide / comment (and clarify basis – e.g. as %s of costs / value etc. where necessary)
<b>Land</b>		
Stamp Duty	Statutory HMRC scale applied	
Agents' Fees on acquisition (% of land value)	1 - 1.50%	
Legal fees on acquisition (% of land value)	0.5% - 0.75%	
Finance interest rate (applied to land and build costs)	6% interest rate representing all-finance cost.	
<b>Other Development Costs</b>		
On-site infrastructure	Site specific requirements	
CIL & s.106 contingency	CIL – emerging CIL Charging Schedule rates to be tested. MCIL rates to be incorporated.	
	Site specific requirements to be reflected	

Development Cost	BNPPRE provisional assumptions	Alternative Assumption – Please provide / comment (and clarify basis – e.g. as %s of costs / value etc. where necessary)
Build costs (base / typical costs and notes including any particular local issues – design / materials / regularly experienced abnormals in the local context, etc.)	BCIS data with allowance added for external works	Residential**: Commercial - various***:
	Site specific level abnormals not allowed for in typology testing but additional contingencies may be included where abnormals are identified in relation to the specific site allocations.	
Build periods	Variable by scheme type and size/reference to BCIS duration calculator.	
Sales rates / periods	Range driven by scheme type	<i>Current local market indications for various scheme types and sizes would be useful</i>
Sustainability – Building Regs based energy & water usage efficiency	Based on building regulations as per the Council's emerging policies. We are including a 2% addition above base cost taking into account the likely update to building regulations following the Government's Future Homes Standard Consultation together with potential additional sensitivity testing to zero carbon.	
Space standards	Carry out testing assuming London Plan standards	
Professional fees	8% - 10% of build costs	
Contingency	3 - 5% of build costs	
Developer's profit	Residential: 15% - 18% of GDV (market housing); Build to Rent: 15% of GDV; 6% GDV (affordable housing); Commercial: 15% GDV where applicable.	



Development Cost	BNPPRE provisional assumptions	Alternative Assumption – Please provide / comment (and clarify basis – e.g. as %s of costs / value etc. where necessary)
Letting agent and letting legals fees	15% of first year's rent	
Commercial sales agent fees	1% of capital value	
Sales & marketing (residential)	2.5% - 3% of GDV (where applicable)	
Legal fees	£8000 per unit residential on sale	
Finance	6% interest rate representing all-finance cost.	

Note – Abnormal costs are not allowed for in accordance with the usual methodology for a study of this type – those are site-specific – a case by case view is needed.

\*\* Any examples / typical houses & flats

\*\*\* Any examples incl. retail, employment, industrial – typically supermarkets, smaller convenience stores, retail warehousing, offices (in larger settlement and other locations), industrial warehousing, hotels, care homes and similar development, etc.

**Many thanks for your time & assistance**

This questionnaire is being circulated to landowners, site promoters, developers, housing associations, agents and others involved in the local development markets. Consultees are invited to comment on any aspect of this questionnaire, with evidence where possible. This questionnaire has been prepared to facilitate comments, however there is no specific need to use the questionnaire form, or to limit the responses to the particular questions or topics.

Our information review process will remain open after this point, but we are keen to gather as many pointers and examples, evidence as possible early on in the study.

Please send your response / comments to [forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk) by mid-day on Monday 3 May 2021.

For any further queries or questions please contact Anthony Lee at BNP Paribas Real Estate ([anthony.lee@bnpparibas.com](mailto:anthony.lee@bnpparibas.com)) or RE/LBB Planning Policy Team at [forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk)

## Appendix 3 - Land Registry sales values

Address	Postcode	Postcode sub sector	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Estimated bedrooms	Floor area m2	Price per m2	Market Price per m2	Tenure
12, Beaumaris Green, London, Greater London NW9 7RW	NW9 7RW	NW9 7	NW9	11/02/2020	410,000	431,590	N	Terraced	2 to 3	70	5,857	6,166	Freehold
3, Pendragon Walk, London, Greater London NW9 7RR	NW9 7RR	NW9 7	NW9	23/04/2020	250,000	255,429	N	Terraced	1	46	5,435	5,553	Freehold
75, Fryent Grove, London, Greater London NW9 7HE	NW9 7HE	NW9 7	NW9	27/03/2020	472,000	492,283	N	Terraced	2 to 3	68.69	6,871	7,167	Freehold
75, Fryent Grove, London, Greater London NW9 7HE	NW9 7HE	NW9 7	NW9	27/03/2020	472,000	492,283	N	Terraced	2 to 3	68.69	6,871	7,167	Freehold
Flat 15, Pomarine Apartments, 2, Damsel Walk, London, Greater London NW9 7FB	NW9 7FB	NW9 7	NW9	31/03/2020	451,650	450,847	N	Flat		66	6,843	6,831	Leasehold
Flat 15, Pomarine Apartments, 2, Damsel Walk, London, Greater London NW9 7FB	NW9 7FB	NW9 7	NW9	31/03/2020	451,650	450,847	N	Flat		66	6,843	6,831	Leasehold
Flat 45, Greenshank House, 19, Moorhen Drive, London, Greater London NW9 7DS	NW9 7DS	NW9 7	NW9	26/03/2020	325,000	324,422	N	Flat		50	6,500	6,488	Leasehold
Flat 45, Greenshank House, 19, Moorhen Drive, London, Greater London NW9 7DS	NW9 7DS	NW9 7	NW9	26/03/2020	325,000	324,422	N	Flat		50	6,500	6,488	Leasehold
Flat 11, Tawny Court, 2, Shearwater Drive, London, Greater London NW9 7AH	NW9 7AH	NW9 7	NW9	21/02/2020	288,000	290,153	N	Flat		46	6,261	6,308	Leasehold
139a, Colindeep Lane, London, Greater London NW9 6DD	NW9 6DD	NW9 6	NW9	02/04/2020	285,000	280,774	N	Flat	1	45	6,333	6,239	Leasehold
Flat 84, Golding House, 11, Beaufort Square, London, Greater London NW9 5YS	NW9 5YS	NW9 5	NW9	27/03/2020	520,000	519,075	N	Flat		78	6,667	6,655	Leasehold
Flat 84, Golding House, 11, Beaufort Square, London, Greater London NW9 5YS	NW9 5YS	NW9 5	NW9	27/03/2020	520,000	519,075	N	Flat		78	6,667	6,655	Leasehold
Flat 60, Constantine House, 14, Boulevard Drive, London, Greater London NW9 5XD	NW9 5XD	NW9 5	NW9	05/02/2020	850,000	856,355	N	Flat		92	9,239	9,308	Leasehold
9, Guilfoyle, Broadhead Strand, London, Greater London NW9 5PN	NW9 5PN	NW9 5	NW9	18/02/2020	260,000	261,944	N	Flat	1	98.04	2,652	2,672	Leasehold
Flat 12, Rufforth Court, 61, Pageant Avenue, London, Greater London NW9 5LZ	NW9 5LZ	NW9 5	NW9	24/04/2020	248,000	244,323	N	Flat	1	41.86	5,925	5,837	Leasehold
50, Angus Gardens, London, Greater London NW9 5LE	NW9 5LE	NW9 5	NW9	09/04/2020	515,000	528,321	N	Semi-detached	3	88	5,852	6,004	Freehold
58, Aeroville, London, Greater London NW9 5JT	NW9 5JT	NW9 5	NW9	13/03/2020	212,000	211,623	N	Flat	1	30	7,067	7,054	Leasehold
58, Aeroville, London, Greater London NW9 5JT	NW9 5JT	NW9 5	NW9	13/03/2020	212,000	211,623	N	Flat	1	30	7,067	7,054	Leasehold
27, Arran Court, Cherry Close, London, Greater London NW9 5FP	NW9 5FP	NW9 5	NW9	31/03/2020	440,000	439,218	N	Flat	2 to 3	84.01	5,237	5,228	Leasehold
9, Bernera Walk, London, Greater London NW9 4ER	NW9 4ER	NW9 4	NW9	11/03/2020	600,000	625,784	Y	Terraced		119	5,042	5,259	Leasehold
9, Bernera Walk, London, Greater London NW9 4ER	NW9 4ER	NW9 4	NW9	11/03/2020	600,000	625,784	Y	Terraced		119	5,042	5,259	Leasehold
Flat 32, Maple House, 45, Lismore Boulevard, London, Greater London NW9 4EG	NW9 4EG	NW9 4	NW9	05/03/2020	620,000	618,898	Y	Flat		94	6,596	6,584	Leasehold
Flat 33, Maple House, 45, Lismore Boulevard, London, Greater London NW9 4EG	NW9 4EG	NW9 4	NW9	28/02/2020	615,000	619,598	Y	Flat		95	6,474	6,522	Leasehold
Flat 33, Celeste House, 1, Caversham Road, London, Greater London NW9 4DT	NW9 4DT	NW9 4	NW9	23/03/2020	367,853	367,199	Y	Flat		43	8,555	8,540	Leasehold
Flat 33, Celeste House, 1, Caversham Road, London, Greater London NW9 4DT	NW9 4DT	NW9 4	NW9	23/03/2020	367,853	367,199	Y	Flat		43	8,555	8,540	Leasehold
Flat 18, Serenity House, 6, Lismore Boulevard, London, Greater London NW9 4DB	NW9 4DB	NW9 4	NW9	28/02/2020	460,000	463,439	N	Flat		66	6,970	7,022	Leasehold
Flat 27, Times Court, 3, Guardian Avenue, London, Greater London NW9 4BG	NW9 4BG	NW9 4	NW9	11/03/2020	435,000	434,226	N	Flat		71	6,127	6,116	Leasehold
Flat 27, Times Court, 3, Guardian Avenue, London, Greater London NW9 4BG	NW9 4BG	NW9 4	NW9	11/03/2020	435,000	434,226	N	Flat		71	6,127	6,116	Leasehold
			<b>NW9 Average</b>									6,488	
24, Lawrence Gardens, London, Greater London NW7 4JT	NW7 4JT	NW7 4	NW7	27/03/2020	800,000	835,614	N	Semi-detached	3 to 4	117	6,838	7,142	Freehold
46, The Reddings, London, Greater London NW7 4JR	NW7 4JR	NW7 4	NW7	30/04/2020	875,000	897,632	N	Semi-detached		129.09	6,778	6,954	Freehold
3, Elm Lodge, Hammers Lane, London, Greater London NW7 4DA	NW7 4DA	NW7 4	NW7	20/03/2020	300,000	299,467	N	Flat	1	43	6,977	6,964	Leasehold
24, Birkbeck Road, London, Greater London NW7 4AA	NW7 4AA	NW7 4	NW7	16/03/2020	867,500	906,119	N	Semi-detached		125	6,940	7,249	Freehold
49, Millway, London, Greater London NW7 3QT	NW7 3QT	NW7 3	NW7	11/02/2020	560,000	591,046	N	Semi-detached	3	102	5,490	5,795	Freehold
105, Hale Drive, London, Greater London NW7 3EJ	NW7 3EJ	NW7 3	NW7	02/04/2020	899,950	923,228	N	Semi-detached	3 to 4	183	4,918	5,045	Freehold
93a, Milespit Hill, London, Greater London NW7 2RS	NW7 2RS	NW7 2	NW7	16/03/2020	3,500,246	3,668,617	N	Detached		641	5,461	5,723	Freehold
34, Milespit Hill, London, Greater London NW7 2PL	NW7 2PL	NW7 2	NW7	03/02/2020	380,000	382,841	N	Flat	2	64	5,938	5,982	Leasehold
7, Woodcote Avenue, London, Greater London NW7 2PG	NW7 2PG	NW7 2	NW7	03/02/2020	525,000	552,646	N	Terraced	3	88	5,966	6,280	Freehold
64, Flower Lane, London, Greater London NW7 2JL	NW7 2JL	NW7 2	NW7	12/03/2020	1,075,000	1,126,710	N	Detached		188	5,718	5,993	Freehold
64, Flower Lane, London, Greater London NW7 2JL	NW7 2JL	NW7 2	NW7	12/03/2020	1,075,000	1,126,710	N	Detached		188	5,718	5,993	Freehold
7, Hartley Close, London, Greater London NW7 2HY	NW7 2HY	NW7 2	NW7	26/03/2020	620,000	647,601	N	Semi-detached	3	95	6,526	6,817	Freehold
53, Biltacy Rise, London, Greater London NW7 2HH	NW7 2HH	NW7 2	NW7	18/03/2020	711,000	742,652	N	Semi-detached	3 to 4	125	5,688	5,941	Freehold
23, Colenso Drive, London, Greater London NW7 2EY	NW7 2EY	NW7 2	NW7	13/03/2020	685,000	714,436	N	Terraced	3 to 4	112	6,116	6,379	Freehold
23, Colenso Drive, London, Greater London NW7 2EY	NW7 2EY	NW7 2	NW7	13/03/2020	685,000	714,436	N	Terraced	3 to 4	112	6,116	6,379	Freehold
29, Brookfield Crescent, London, Greater London NW7 2DH	NW7 2DH	NW7 2	NW7	20/03/2020	715,000	746,830	N	Semi-detached	3	115	6,217	6,494	Freehold
Flat 2, Shetland Court, 1, Bressay Drive, London, Greater London NW7 2AZ	NW7 2AZ	NW7 2	NW7	13/03/2020	365,000	364,351	N	Flat	2	64	5,703	5,693	Leasehold
22, Bampton Drive, London, Greater London NW7 2AY	NW7 2AY	NW7 2	NW7	17/03/2020	640,000	667,503	N	Terraced	3	125	5,120	5,340	Freehold
1, The Ridgeway, London, Greater London NW7 1RS	NW7 1RS	NW7 1	NW7	09/04/2020	1,550,000	1,576,051	N	Detached	3	123	12,602	12,813	Freehold
44, Oakhampton Road, London, Greater London NW7 1NH	NW7 1NH	NW7 1	NW7	28/04/2020	329,027	337,537	N	Semi-detached	3	82	4,013	4,116	Freehold
Flat 7, Mill Court, Holders Hill Road, London, Greater London NW7 1LP	NW7 1LP	NW7 1	NW7	28/02/2020	421,000	424,147	N	Flat	2	62.08	6,782	6,832	Leasehold
Flat 15, Oat House, 5, Peacock Close, London, Greater London NW7 1LG	NW7 1LG	NW7 1	NW7	14/02/2020	412,500	415,584	N	Flat	2	72	5,729	5,772	Leasehold
Flat 14, Barley House, 2, Peacock Close, London, Greater London NW7 1LD	NW7 1LD	NW7 1	NW7	04/03/2020	295,000	294,475	N	Flat	1	44	6,705	6,693	Leasehold
Flat 14, Barley House, 2, Peacock Close, London, Greater London NW7 1LD	NW7 1LD	NW7 1	NW7	04/03/2020	295,000	294,475	N	Flat	1	44	6,705	6,693	Leasehold
25, Shillingford Close, London, Greater London NW7 1HQ	NW7 1HQ	NW7 1	NW7	25/03/2020	330,000	329,413	N	Flat	2	59	5,593	5,583	Leasehold
Flat 23, Farthing Court, 33, Langstone Way, London, Greater London NW7 1GQ	NW7 1GQ	NW7 1	NW7	24/03/2020	555,000	554,013	N	Flat	2	76.38	7,266	7,253	Leasehold
Flat 18, Farthing Court, 33, Langstone Way, London, Greater London NW7 1GQ	NW7 1GQ	NW7 1	NW7	09/03/2020	315,000	314,440	N	Flat	1	59	5,339	5,329	Leasehold
Flat 18, Farthing Court, 33, Langstone Way, London, Greater London NW7 1GQ	NW7 1GQ	NW7 1	NW7	09/03/2020	315,000	314,440	N	Flat	1	59	5,339	5,329	Leasehold
24, Charles Sevright Way, London, Greater London NW7 1FA	NW7 1FA	NW7 1	NW7	07/04/2020	920,000	943,796	N	Semi-detached		165	5,576	5,720	Freehold
Flat 12, Corn House, 1, Peacock Close, London, Greater London NW7 1EE	NW7 1EE	NW7 1	NW7	30/03/2020	412,000	411,267	N	Flat	2	70	5,886	5,875	Leasehold
17, Devonshire Crescent, London, Greater London NW7 1DN	NW7 1DN	NW7 1	NW7	23/04/2020	520,000	531,293	N	Terraced	3	79	6,582	6,725	Freehold
			<b>NW7 Average</b>									6,352	
Flat 6, Rambler Court, 7, Swynford Gardens, London, Greater London NW4 4XL	NW4 4XL	NW4 4	NW4	06/03/2020	280,000	279,502	N	Flat	1	41	6,829	6,817	Leasehold
2, Colindeep Gardens, London, Greater London NW4 4RU	NW4 4RU	NW4 4	NW4	03/02/2020	655,000	695,549	N	Detached		226	2,898	3,078	Freehold
6, Faber Gardens, London, Greater London NW4 4NR	NW4 4NR	NW4 4	NW4	02/04/2020	1,150,000	1,179,745	N	Semi-detached		211	5,450	5,591	Freehold
43, Wheatley Close, London, Greater London NW4 4LG	NW4 4LG	NW4 4	NW4	17/03/2020	265,000	264,529	N	Flat	1	50	5,300	5,291	Leasehold
30, Greyhound Hill, London, Greater London NW4 4JP	NW4 4JP	NW4 4	NW4	06/02/2020	965,000	1,024,740	N	Detached		137	7,044	7,480	Freehold

Address	Postcode	Postcode sub sector	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Estimated bedrooms	Floor area m2	Price per m2	Market Price per m2	Tenure
78, Sevington Road, London, Greater London NW4 3RS	NW4 3RS	NW4 3	NW4	30/03/2020	740,000	772,943	N	Semi-detache	3 to 4	141	5,248	5,482	Freehold
118, Brent Park Road, London, Greater London NW4 3HP	NW4 3HP	NW4 3	NW4	30/03/2020	560,000	584,065	N	Terraced	2 to 3	81	6,914	7,211	Freehold
14, Rundell Crescent, London, Greater London NW4 3BP	NW4 3BP	NW4 3	NW4	18/03/2020	882,000	880,432	N	Flat		132	6,682	6,670	Freehold
Flat 5, Hendon Park Mansions, Queens Road, London, Greater London NW4 2TG	NW4 2TG	NW4 2	NW4	20/03/2020	430,000	429,235	N	Flat	3	83	5,181	5,172	Leasehold
52, Shirehall Park, London, Greater London NW4 2QX	NW4 2QX	NW4 2	NW4	24/02/2020	1,350,000	1,433,574	N	Detached		235	5,745	6,100	Freehold
59, Kings Close, London, Greater London NW4 2JU	NW4 2JU	NW4 2	NW4	18/02/2020	645,000	678,964	N	Terraced	3 to 4	116	5,560	5,853	Freehold
Flat 1, 28, Sunny Gardens Road, London, Greater London NW4 1RX	NW4 1RX	NW4 1	NW4	28/02/2020	365,000	367,729	N	Flat		53.4	6,835	6,886	Leasehold
Flat 14, Downhurst Court, 49, Parson Street, London, Greater London NW4 1QT	NW4 1QT	NW4 1	NW4	06/02/2020	445,000	448,327	N	Flat	2	67	6,642	6,691	Leasehold
18, Manor Hall Avenue, London, Greater London NW4 1NX	NW4 1NX	NW4 1	NW4	29/04/2020	1,740,000	1,769,244	N	Detached		314	5,541	5,635	Freehold
41, Holders Hill Drive, London, Greater London NW4 1NL	NW4 1NL	NW4 1	NW4	06/02/2020	807,000	851,740	N	Semi-detache	3	142	5,683	5,998	Freehold
1, Freeland Park, London, Greater London NW4 1LP	NW4 1LP	NW4 1	NW4	11/02/2020	430,000	433,215	N	Flat	2	84	5,119	5,157	Leasehold
17, Fairview Court, Linksway, London, Greater London NW4 1JS	NW4 1JS	NW4 1	NW4	06/03/2020	295,000	294,475	N	Flat	1	44	6,705	6,693	Leasehold
17, Fairview Court, Linksway, London, Greater London NW4 1JS	NW4 1JS	NW4 1	NW4	06/03/2020	295,000	294,475	N	Flat	1	44	6,705	6,693	Leasehold
30, Great North Way, London, Greater London NW4 1HY	NW4 1HY	NW4 1	NW4	05/02/2020	525,000	554,106	N	Semi-detache	3 to 4	103	5,097	5,380	Leasehold
57, Holders Hill Avenue, London, Greater London NW4 1ES	NW4 1ES	NW4 1	NW4	03/04/2020	555,000	569,355	N	Semi-detache	3	92	6,033	6,189	Freehold
180, Great North Way, London, Greater London NW4 1DY	NW4 1DY	NW4 1	NW4	26/03/2020	580,000	605,820	N	Semi-detache	2 to 3	96	6,042	6,311	Freehold
180, Great North Way, London, Greater London NW4 1DY	NW4 1DY	NW4 1	NW4	26/03/2020	580,000	605,820	N	Semi-detache	2 to 3	96	6,042	6,311	Freehold
Flat 5, Albion Court, 5, Hope Close, London, Greater London NW4 1AY	NW4 1AY	NW4 1	NW4	18/03/2020	880,000	878,435	N	Flat		85	10,353	10,335	Leasehold
22, Sherwood Road, London, Greater London NW4 1AD	NW4 1AD	NW4 1	NW4	18/02/2020	1,750,000	1,842,152	N	Terraced		344	5,087	5,355	Freehold
			NW4 Average									6,182	
13, West Heath Close, London, Greater London NW3 7NJ	NW3 7NJ	NW3 7	NW3	14/02/2020	2,950,000	3,132,625	N	Detached		222	13,288	14,111	Freehold
			NW3 Average									14,111	
Flat 79, Longberrys, Cricklewood Lane, London, Greater London NW2 2TF	NW2 2TF	NW2 2	NW2	04/02/2020	337,000	339,519	N	Flat	2	63	5,349	5,389	Leasehold
Flat 39, Longberrys, Cricklewood Lane, London, Greater London NW2 2TE	NW2 2TE	NW2 2	NW2	20/03/2020	398,000	397,292	N	Flat	3	99	4,020	4,013	Leasehold
Flat 7, Sunnyside House, Sunnyside, London, Greater London NW2 2QL	NW2 2QL	NW2 2	NW2	02/03/2020	265,000	276,797	N	Semi-detache	2 to 3	75	3,533	3,691	Leasehold
Flat 1, 60, Pattison Road, London, Greater London NW2 2HJ	NW2 2HJ	NW2 2	NW2	08/04/2020	1,100,000	1,083,690	N	Flat	2 to 3	129	8,527	8,401	Leasehold
2, Madoc Close, London, Greater London NW2 2BG	NW2 2BG	NW2 2	NW2	07/04/2020	770,000	786,723	N	Terraced		83	9,277	9,479	Freehold
12, Crewys Road, London, Greater London NW2 2AA	NW2 2AA	NW2 2	NW2	19/03/2020	705,000	735,296	N	Terraced	3	118	5,975	6,231	Freehold
12, Crewys Road, London, Greater London NW2 2AA	NW2 2AA	NW2 2	NW2	19/03/2020	705,000	735,296	N	Terraced	3	118	5,975	6,231	Freehold
12, Crown Terrace, London, Greater London NW2 1EY	NW2 1EY	NW2 1	NW2	06/03/2020	317,000	316,436	N	Flat	1	65	4,877	4,868	Leasehold
12, Crown Terrace, London, Greater London NW2 1EY	NW2 1EY	NW2 1	NW2	06/03/2020	317,000	316,436	N	Flat	1	65	4,877	4,868	Leasehold
93, Prayle Grove, London, Greater London NW2 1BB	NW2 1BB	NW2 1	NW2	17/02/2020	495,000	522,443	N	Semi-detache	3 to 4	92	5,380	5,679	Freehold
			NW2 Average									5,885	
5, Montpelier Rise, London, Greater London NW11 9SS	NW11 9SS	NW11 9	NW11	30/04/2020	840,000	854,118	N	Detached	3 to 4	119	7,059	7,177	Freehold
Flat 7, Belview Lodge, 2b, The Grove, London, Greater London NW11 9SH	NW11 9SH	NW11 9	NW11	28/04/2020	720,000	709,324	N	Flat		92	7,826	7,710	Leasehold
Flat 4, 4, Woodstock Avenue, London, Greater London NW11 9SG	NW11 9SG	NW11 9	NW11	03/04/2020	289,000	284,715	N	Flat		38	7,605	7,493	Leasehold
21, Riverside Drive, Golders Green Road, London, Greater London NW11 9PX	NW11 9PX	NW11 9	NW11	03/04/2020	920,000	906,359	N	Flat	3 to 4	156	5,897	5,810	Leasehold
			NW11 Average									7,048	
Flat 3, 129, The Vale, London, Greater London NW11 8TL	NW11 8TL	NW11 8	NW11	08/04/2020	500,000	492,586	N	Flat		59	8,475	8,349	Leasehold
Flat 4, 129, The Vale, London, Greater London NW11 8TL	NW11 8TL	NW11 8	NW11	08/04/2020	450,000	443,328	N	Flat		62	7,258	7,150	Leasehold
2, The Vale, London, Greater London NW11 8SG	NW11 8SG	NW11 8	NW11	20/02/2020	1,020,000	1,076,549	N	Semi-detached		147	6,939	7,323	Freehold
Flat 6, Pallester Court, Wayside, London, Greater London NW11 8QY	NW11 8QY	NW11 8	NW11	23/03/2020	385,000	384,315	N	Flat	2 to 3	73	5,274	5,265	Leasehold
Flat 6, Pallester Court, Wayside, London, Greater London NW11 8QY	NW11 8QY	NW11 8	NW11	23/03/2020	385,000	384,315	N	Flat	2 to 3	73	5,274	5,265	Leasehold
38, Ridge Hill, London, Greater London NW11 8PS	NW11 8PS	NW11 8	NW11	28/02/2020	950,000	1,002,668	N	Semi-detache	3 to 4	143	6,643	7,012	Freehold
35, Gresham Gardens, London, Greater London NW11 8PA	NW11 8PA	NW11 8	NW11	05/02/2020	1,350,000	1,421,088	N	Terraced		168	8,036	8,459	Freehold
Flat 3, Flamingo Court, 3, Woodstock Road, London, Greater London NW11 8ES	NW11 8ES	NW11 8	NW11	12/03/2020	535,000	534,049	N	Flat	2 to 3	126	4,246	4,238	Leasehold
50, Hampstead Way, London, Greater London NW11 7XX	NW11 7XX	NW11 7	NW11	26/03/2020	1,525,000	1,592,889	N	Semi-detached		170	8,971	9,370	Leasehold
14, West Heath Avenue, London, Greater London NW11 7QL	NW11 7QL	NW11 7	NW11	12/03/2020	4,800,000	5,030,893	N	Detached		442.84	10,839	11,361	Freehold
14, West Heath Avenue, London, Greater London NW11 7QL	NW11 7QL	NW11 7	NW11	12/03/2020	4,800,000	5,030,893	N	Detached		442.84	10,839	11,361	Freehold
50, Hoop Lane, London, Greater London NW11 7NH	NW11 7NH	NW11 7	NW11	14/02/2020	835,000	878,970	N	Terraced	3 to 4	117	7,137	7,513	Freehold
12, Wellgarth Road, London, Greater London NW11 7HS	NW11 7HS	NW11 7	NW11	14/02/2020	2,500,000	2,638,600	N	Semi-detached		201	12,438	13,127	Freehold
61, Chandos Way, London, Greater London NW11 7HF	NW11 7HF	NW11 7	NW11	01/04/2020	410,000	403,921	N	Flat	2	72	5,694	5,610	Leasehold
22, Chandos Way, London, Greater London NW11 7HF	NW11 7HF	NW11 7	NW11	13/03/2020	320,000	319,431	N	Flat	1	49	6,531	6,519	Leasehold
22, Chandos Way, London, Greater London NW11 7HF	NW11 7HF	NW11 7	NW11	13/03/2020	320,000	319,431	N	Flat	1	49	6,531	6,519	Leasehold
Flat 24a, Waterlow Court, Heath Close, London, Greater London NW11 7DT	NW11 7DT	NW11 7	NW11	21/04/2020	840,000	827,545	N	Flat	2 to 3	85	9,882	9,736	Leasehold
30, Rotherwick Road, London, Greater London NW11 7DA	NW11 7DA	NW11 7	NW11	24/02/2020	1,695,000	1,799,932	N	Detached		214	7,921	8,411	Freehold
48, Corringham Road, London, Greater London NW11 7BU	NW11 7BU	NW11 7	NW11	30/03/2020	2,100,000	2,193,486	N	Semi-detached		233	9,013	9,414	Freehold
63, Oakwood Road, London, Greater London NW11 6RJ	NW11 6RJ	NW11 6	NW11	03/04/2020	730,000	745,854	N	Terraced	2	56	13,036	13,319	Freehold
2, Cotman Close, London, Greater London NW11 6PT	NW11 6PT	NW11 6	NW11	04/03/2020	2,550,000	2,663,519	N	Semi-detached		237	10,759	11,238	Freehold
2, Cotman Close, London, Greater London NW11 6PT	NW11 6PT	NW11 6	NW11	04/03/2020	2,550,000	2,663,519	N	Semi-detached		237	10,759	11,238	Freehold
10, Midholm, London, Greater London NW11 6LN	NW11 6LN	NW11 6	NW11	25/03/2020	635,000	662,288	N	Terraced	2 to 3	60	10,583	11,038	Freehold
56, Erskine Hill, London, Greater London NW11 6HG	NW11 6HG	NW11 6	NW11	06/03/2020	915,000	913,373	N	Flat	3	109	8,395	8,380	Freehold
56, Erskine Hill, London, Greater London NW11 6HG	NW11 6HG	NW11 6	NW11	06/03/2020	915,000	913,373	N	Flat	3	109	8,395	8,380	Freehold
7, Hill Top, London, Greater London NW11 6EH	NW11 6EH	NW11 6	NW11	20/02/2020	1,500,000	1,583,160	N	Semi-detache	3	166	9,036	9,537	Freehold
23, Hill Top, London, Greater London NW11 6ED	NW11 6ED	NW11 6	NW11	19/03/2020	1,440,000	1,504,105	N	Semi-detache	3	166	8,675	9,061	Freehold
40, Brookland Rise, London, Greater London NW11 6DS	NW11 6DS	NW11 6	NW11	02/03/2020	1,080,000	1,128,079	N	Semi-detache	3 to 4	114	9,474	9,895	Freehold



Address	Postcode	Postcode sub sector	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Estimated bedrooms	Floor area m2	Price per m2	Market Price per m2	Tenure
40, Brookland Rise, London, Greater London NW11 6DS	NW11 6DS	NW11 6	NW11	02/03/2020	1,080,000	1,128,079	N	Semi-detached	3 to 4	114	9,474	9,895	Freehold
49, St Georges Road, London, Greater London NW11 0LU	NW11 0LU	NW11 0	NW11	07/04/2020	940,000	964,314	N	Semi-detached		157	5,987	6,142	Freehold
47, Bridge Lane, London, Greater London NW11 0ED	NW11 0ED	NW11 0	NW11	31/03/2020	1,160,000	1,211,640	N	Semi-detached		196	5,918	6,182	Freehold
47, Bridge Lane, London, Greater London NW11 0ED	NW11 0ED	NW11 0	NW11	31/03/2020	1,160,000	1,211,640	N	Semi-detached		196	5,918	6,182	Freehold
55, Ashbourne Avenue, London, Greater London NW11 0DT	NW11 0DT	NW11 0	NW11	18/03/2020	1,095,000	1,142,055	N	Terraced		190	5,763	6,011	Freehold
			<b>NW11 Average</b>									8,439	
Flat 1, 98, Hendon Lane, London, Greater London N3 3SL	N3 3SL	N3 3	N3	02/03/2020	375,915	375,247	N	Flat	1	17	22,113	22,073	Leasehold
Flat 1, 98, Hendon Lane, London, Greater London N3 3SL	N3 3SL	N3 3	N3	02/03/2020	375,915	375,247	N	Flat	1	17	22,113	22,073	Leasehold
Flat 3, 98, Hendon Lane, London, Greater London N3 3SL	N3 3SL	N3 3	N3	02/03/2020	341,715	341,107	N	Flat	1	25	13,669	13,644	Leasehold
Flat 3, 98, Hendon Lane, London, Greater London N3 3SL	N3 3SL	N3 3	N3	02/03/2020	341,715	341,107	N	Flat	1	25	13,669	13,644	Leasehold
Flat 5, Greenacres, Hendon Lane, London, Greater London N3 3SF	N3 3SF	N3 3	N3	21/02/2020	382,500	385,360	N	Flat	2	66	5,795	5,839	Leasehold
2, Fitzalan Road, London, Greater London N3 3PD	N3 3PD	N3 3	N3	02/03/2020	2,700,000	2,829,877	N	Detached		328.41	8,221	8,617	Freehold
2, Fitzalan Road, London, Greater London N3 3PD	N3 3PD	N3 3	N3	02/03/2020	2,700,000	2,829,877	N	Detached		328.41	8,221	8,617	Freehold
50, Mountfield Road, London, Greater London N3 3NP	N3 3NP	N3 3	N3	06/03/2020	1,691,500	1,772,866	N	Detached		235	7,198	7,544	Freehold
50, Mountfield Road, London, Greater London N3 3NP	N3 3NP	N3 3	N3	06/03/2020	1,691,500	1,772,866	N	Detached		235	7,198	7,544	Freehold
86, Stanhope Avenue, London, Greater London N3 3NA	N3 3NA	N3 3	N3	27/03/2020	918,000	958,867	N	Semi-detached		160	5,738	5,993	Freehold
86, Stanhope Avenue, London, Greater London N3 3NA	N3 3NA	N3 3	N3	27/03/2020	918,000	958,867	N	Semi-detached		160	5,738	5,993	Freehold
Flat 5, 258, Regents Park Road, London, Greater London N3 3HN	N3 3HN	N3 3	N3	09/04/2020	377,000	371,410	N	Flat	2	68	5,544	5,462	Leasehold
Flat 22, Cranmer Court, Wickliffe Avenue, London, Greater London N3 3HG	N3 3HG	N3 3	N3	13/03/2020	450,000	449,200	N	Flat	2 to 3	92	4,891	4,883	Leasehold
Flat 22, Cranmer Court, Wickliffe Avenue, London, Greater London N3 3HG	N3 3HG	N3 3	N3	13/03/2020	450,000	449,200	N	Flat	2 to 3	92	4,891	4,883	Leasehold
20, Riverside Gardens, London, Greater London N3 3GR	N3 3GR	N3 3	N3	31/03/2020	520,000	519,075	N	Flat	2	116	4,483	4,475	Leasehold
18, Haslemere Gardens, London, Greater London N3 3EA	N3 3EA	N3 3	N3	03/02/2020	1,640,000	1,741,527	N	Detached		223	7,354	7,810	Freehold
Flat 24, Chessington Lodge, Regents Park Road, London, Greater London N3 3AA	N3 3AA	N3 3	N3	09/03/2020	635,000	633,871	N	Flat	2 to 3	77	8,247	8,232	Leasehold
Flat 24, Chessington Lodge, Regents Park Road, London, Greater London N3 3AA	N3 3AA	N3 3	N3	09/03/2020	635,000	633,871	N	Flat	2 to 3	77	8,247	8,232	Leasehold
9, Nursery Avenue, London, Greater London N3 2RD	N3 2RD	N3 2	N3	13/03/2020	683,000	712,350	N	Terraced		120	5,692	5,936	Freehold
Ground Floor Flat, 58, Long Lane, London, Greater London N3 2PX	N3 2PX	N3 2	N3	21/04/2020	560,000	551,697	N	Flat	2	82	6,829	6,728	Leasehold
43, Woodlands Avenue, London, Greater London N3 2NS	N3 2NS	N3 2	N3	14/02/2020	885,000	931,602	N	Terraced		146	6,062	6,381	Freehold
27, Queens Avenue, London, Greater London N3 2NN	N3 2NN	N3 2	N3	13/02/2020	695,000	731,597	N	Terraced		139	5,000	5,263	Freehold
16, Claiqmar Gardens, London, Greater London N3 2HR	N3 2HR	N3 2	N3	02/04/2020	980,000	1,001,283	N	Terraced	3	155	6,323	6,460	Freehold
7, Park Avenue, London, Greater London N3 2EJ	N3 2EJ	N3 2	N3	06/03/2020	1,100,000	1,148,969	N	Semi-detached		172	6,395	6,680	Freehold
7, Park Avenue, London, Greater London N3 2EJ	N3 2EJ	N3 2	N3	06/03/2020	1,100,000	1,148,969	N	Semi-detached		172	6,395	6,680	Freehold
Flat 28, Solar Court, Etchingham Park Road, London, Greater London N3 2DZ	N3 2DZ	N3 2	N3	21/02/2020	285,000	287,131	N	Flat	1	41	6,951	7,003	Leasehold
Flat 2, Burberry Court, 15, Etchingham Park Road, London, Greater London N3 2DW	N3 2DW	N3 2	N3	14/02/2020	548,500	552,601	N	Flat	2 to 3	99	5,540	5,582	Leasehold
14, Grass Park, London, Greater London N3 1UB	N3 1UB	N3 1	N3	21/02/2020	1,405,000	1,491,979	N	Detached		163	8,620	9,153	Freehold
10, Village Road, London, Greater London N3 1TL	N3 1TL	N3 1	N3	07/02/2020	725,000	765,194	N	Semi-detached	3 to 4	113	6,416	6,772	Freehold
35, Howcroft Crescent, London, Greater London N3 1PA	N3 1PA	N3 1	N3	26/02/2020	755,000	796,857	N	Semi-detached		124	6,089	6,426	Freehold
17, Howcroft Crescent, London, Greater London N3 1PA	N3 1PA	N3 1	N3	25/02/2020	670,000	707,145	N	Semi-detached	3	108.13	6,196	6,540	Freehold
15b, Brownlow Road, London, Greater London N3 1NA	N3 1NA	N3 1	N3	09/04/2020	495,000	487,661	N	Flat	2	68	7,279	7,171	Leasehold
Flat 7, Cornwall Works, Cornwall Avenue, London, Greater London N3 1LD	N3 1LD	N3 1	N3	29/04/2020	503,500	496,034	N	Flat		67	7,515	7,404	Leasehold
54a, Dollis Park, London, Greater London N3 1BS	N3 1BS	N3 1	N3	03/04/2020	140,000	140,158	N	Commercial/C	1	29	4,828	4,833	Freehold
			<b>N3 Average</b>									7,958	
8, Walfield Avenue, London, Greater London N20 9PR	N20 9PR	N20 9	N2	19/02/2020	693,000	731,420	N	Semi-detached	3 to 4	137	5,058	5,339	Freehold
1, Pangbourne Court, High Road, London, Greater London N20 9PN	N20 9PN	N20 9	N2	21/02/2020	355,000	357,654	N	Flat	2 to 3	67	5,299	5,338	Leasehold
24, Oakleigh Park South, London, Greater London N20 9JU	N20 9JU	N20 9	N2	20/02/2020	1,477,500	1,568,967	N	Detached		200.28	7,377	7,834	Freehold
79, Chandos Avenue, London, Greater London N20 9EG	N20 9EG	N20 9	N2	03/04/2020	1,200,000	1,220,169	N	Detached		185	6,486	6,596	Freehold
97, Chandos Avenue, London, Greater London N20 9EG	N20 9EG	N20 9	N2	24/03/2020	1,190,000	1,247,242	N	Detached		203	5,862	6,144	Freehold
97, Chandos Avenue, London, Greater London N20 9EG	N20 9EG	N20 9	N2	24/03/2020	1,190,000	1,247,242	N	Detached		203	5,862	6,144	Freehold
78, Buckingham Avenue, London, Greater London N20 9DH	N20 9DH	N20 9	N2	07/02/2020	867,500	921,204	N	Detached	2 to 3	113	7,677	8,152	Freehold
11, Oxford Gardens, London, Greater London N20 9AG	N20 9AG	N20 9	N2	14/02/2020	580,000	610,542	N	Terraced	3	142	4,085	4,300	Freehold
			<b>N2 Average</b>									6,231	
16, Rowben Close, London, Greater London N20 8QR	N20 8QR	N20 8	N20	14/02/2020	920,000	971,005	N	Semi-detached		145	6,345	6,697	Freehold
14, Sherwood Street, Whetstone, London, Greater London N20 0NB	N20 0NB	N20 0	N20	13/03/2020	490,000	511,057	N	Terraced	3	63	7,778	8,112	Freehold
14, Sherwood Street, Whetstone, London, Greater London N20 0NB	N20 0NB	N20 0	N20	13/03/2020	490,000	511,057	N	Terraced	3	63	7,778	8,112	Freehold
298, Friem Barnet Lane, London, Greater London N20 0LS	N20 0LS	N20 0	N20	28/02/2020	485,000	510,539	N	Terraced	2	54.85	8,842	9,308	Freehold
6, Ridgeview Road, London, Greater London N20 0HJ	N20 0HJ	N20 0	N20	14/02/2020	560,000	591,046	N	Semi-detached	3	96	5,833	6,157	Freehold
25, Manor Court, York Way, London, Greater London N20 0DR	N20 0DR	N20 0	N20	10/03/2020	330,000	329,413	N	Flat	2	49	6,735	6,723	Leasehold
25, Manor Court, York Way, London, Greater London N20 0DR	N20 0DR	N20 0	N20	10/03/2020	330,000	329,413	N	Flat	2	49	6,735	6,723	Leasehold
9a, Denham Road, London, Greater London N20 0DN	N20 0DN	N20 0	N20	07/02/2020	302,000	304,258	N	Flat	1	68.92	4,382	4,415	Leasehold
			<b>N20 Average</b>									7,031	
Flat 1, 13, Fortis Green, London, Greater London N2 9JN	N2 9JN	N2 9	N2	17/02/2020	725,000	730,420	N	Flat	2 to 3	73	9,932	10,006	Leasehold
44, Fortis Green, London, Greater London N2 9EL	N2 9EL	N2 9	N2	14/02/2020	1,055,000	1,110,554	N	Terraced		184	5,734	6,036	Freehold
350, Long Lane, London, Greater London N2 8JX	N2 8JX	N2 8	N2	27/03/2020	322,500	336,359	N	Terraced	2	62	5,202	5,425	Freehold
350, Long Lane, London, Greater London N2 8JX	N2 8JX	N2 8	N2	27/03/2020	322,500	336,359	N	Terraced	2	62	5,202	5,425	Freehold
13, Beresford Road, London, Greater London N2 8AT	N2 8AT	N2 8	N2	29/04/2020	957,000	977,784	N	Terraced	3	110	8,700	8,889	Freehold
5a, Sedgemere Avenue, London, Greater London N2 0SY	N2 0SY	N2 0	N2	31/03/2020	557,500	556,509	N	Flat	2 to 3	81	6,883	6,870	Leasehold
20, Manor Park Road, London, Greater London N2 0SL	N2 0SL	N2 0	N2	17/02/2020	807,500	850,021	N	Terraced		150	5,383	5,667	Freehold

Address	Postcode	Postcode sub sector	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Estimated bedrooms	Floor area m2	Price per m2	Market Price per m2	Tenure
6, Heath View, London, Greater London N2 0QA	N2 0QA	N2 0	N2	03/04/2020	470,000	463,031	N	Flat	2	75	6,267	6,174	Leasehold
15, Widecombe Way, London, Greater London N2 0HJ	N2 0HJ	N2 0	N2	21/02/2020	1,212,500	1,279,721	N	Semi-detached	3 to 4	158	7,674	8,100	Freehold
10, Blandford Close, London, Greater London N2 0DH	N2 0DH	N2 0	N2	27/03/2020	1,200,000	1,251,567	N	Terraced	2 to 3	127	9,449	9,855	Freehold
			<b>N2 Average</b>										7,245
135, Waterfall Road, London, Greater London N14 7JS	N14 7JS	N14 7	N14	07/02/2020	550,000	580,492	N	Semi-detached	3	88	6,250	6,597	Freehold
10, The Woodlands, London, Greater London N14 5RN	N14 5RN	N14 5	N14	21/02/2020	890,000	939,342	N	Semi-detached		166	5,361	5,659	Freehold
55, Chase Way, London, Greater London N14 5EA	N14 5EA	N14 5	N14	12/02/2020	680,000	715,808	N	Terraced	3 to 4	113	6,018	6,335	Freehold
			<b>N14 Average</b>										6,197
Flat 16, Henley House, Friern Park, London, Greater London N12 9UE	N12 9UE	N12 9	N12	31/03/2020	369,000	368,344	N	Flat	2	52	7,096	7,084	Leasehold
Flat 16, Henley House, Friern Park, London, Greater London N12 9UE	N12 9UE	N12 9	N12	31/03/2020	369,000	368,344	N	Flat	2	52	7,096	7,084	Leasehold
Flat 3, 79, Friern Park, London, Greater London N12 9UA	N12 9UA	N12 9	N12	31/03/2020	475,000	474,155	N	Flat	2	67	7,090	7,077	Leasehold
Flat 3, 79, Friern Park, London, Greater London N12 9UA	N12 9UA	N12 9	N12	31/03/2020	475,000	474,155	N	Flat	2	67	7,090	7,077	Leasehold
Flat 4, Waverley Court, Torrington Park, London, Greater London N12 9TR	N12 9TR	N12 9	N12	28/02/2020	380,000	382,841	N	Flat	1	53.48	7,105	7,159	Leasehold
27, Fairfield Close, London, Greater London N12 9ST	N12 9ST	N12 9	N12	07/02/2020	395,000	397,953	N	Flat	2	66	5,985	6,030	Leasehold
Flat 4, 8, Torrington Park, London, Greater London N12 9SS	N12 9SS	N12 9	N12	21/04/2020	280,000	275,848	N	Flat	2	49	5,714	5,630	Leasehold
Flat 16, Acer Lodge, 75, Torrington Park, London, Greater London N12 9PN	N12 9PN	N12 9	N12	31/03/2020	349,000	348,379	N	Flat	53	53	6,585	6,573	Leasehold
Flat 16, Acer Lodge, 75, Torrington Park, London, Greater London N12 9PN	N12 9PN	N12 9	N12	31/03/2020	349,000	348,379	N	Flat	53	53	6,585	6,573	Leasehold
Flat 9, Kingsclere Court, 116, Friern Park, London, Greater London N12 9LP	N12 9LP	N12 9	N12	31/03/2020	335,000	334,404	N	Flat	2	54	6,204	6,193	Leasehold
Flat 3, Aidans Court, 110, Friern Park, London, Greater London N12 9LN	N12 9LN	N12 9	N12	17/02/2020	317,000	319,370	N	Flat		74	4,284	4,316	Leasehold
9, Cardrew Close, London, Greater London N12 9LE	N12 9LE	N12 9	N12	28/02/2020	336,000	338,512	N	Flat	2	55.18	6,089	6,135	Leasehold
12, Cardrew Avenue, London, Greater London N12 9LD	N12 9LD	N12 9	N12	13/02/2020	760,000	802,134	N	Semi-detached	3 to 4	121	6,281	6,629	Freehold
Flat 15, Cardrew Court, Friern Park, London, Greater London N12 9LB	N12 9LB	N12 9	N12	12/02/2020	332,500	334,986	N	Flat	2	63	5,278	5,317	Leasehold
10, Finchley Park, London, Greater London N12 9JN	N12 9JN	N12 9	N12	20/03/2020	630,000	658,046	N	Semi-detached	3	102	6,176	6,451	Freehold
Flat 6, Caxton Court, 4, Cottonham Close, London, Greater London N12 9HN	N12 9HN	N12 9	N12	25/02/2020	365,000	367,729	N	Flat	2	70	5,214	5,253	Leasehold
9, Hemingford Close, London, Greater London N12 9HF	N12 9HF	N12 9	N12	09/04/2020	642,500	656,454	N	Terraced	2 to 3	82	7,835	8,006	Freehold
50, Grove Road, London, Greater London N12 9DY	N12 9DY	N12 9	N12	28/02/2020	471,256	474,779	N	Flat	2	71	6,637	6,687	Leasehold
24, Highwood Avenue, London, Greater London N12 8QP	N12 8QP	N12 8	N12	07/02/2020	550,000	554,112	N	Flat	2 to 3	92	5,978	6,023	Leasehold
9, Moss Hall Crescent, London, Greater London N12 8NY	N12 8NY	N12 8	N12	05/02/2020	465,000	468,476	N	Flat	2	63	7,381	7,436	Leasehold
44, Lodge Lane, London, Greater London N12 8JJ	N12 8JJ	N12 8	N12	30/04/2020	646,000	660,030	N	Terraced	3 to 4	117	5,521	5,641	Freehold
Flat 6, Holmdene, Holden Road, London, Greater London N12 8HU	N12 8HU	N12 8	N12	27/03/2020	545,000	544,031	N	Flat	2	116	4,698	4,690	Leasehold
Flat 3, 36, Alexandra Grove, London, Greater London N12 8HG	N12 8HG	N12 8	N12	14/02/2020	320,000	322,392	N	Flat	1	41	7,805	7,863	Leasehold
Flat 1, Lotus House, 21, Lodge Lane, London, Greater London N12 8GA	N12 8GA	N12 8	N12	02/03/2020	460,000	459,182	N	Flat		74	6,216	6,205	Leasehold
Flat 1, Lotus House, 21, Lodge Lane, London, Greater London N12 8GA	N12 8GA	N12 8	N12	02/03/2020	460,000	459,182	N	Flat		74	6,216	6,205	Leasehold
Flat 6, Vine Lodge, 15, Hutton Grove, London, Greater London N12 8DW	N12 8DW	N12 8	N12	21/02/2020	295,000	297,205	N	Flat	1	43.22	6,826	6,877	Leasehold
Flat 4, Vivienne House, 4, Hutton Grove, London, Greater London N12 8DT	N12 8DT	N12 8	N12	17/03/2020	280,000	279,502	N	Flat		36	7,778	7,764	Leasehold
Flat 4, Vivienne House, 4, Hutton Grove, London, Greater London N12 8DT	N12 8DT	N12 8	N12	17/03/2020	280,000	279,502	N	Flat		36	7,778	7,764	Leasehold
Flat 6, Vivienne House, 4, Hutton Grove, London, Greater London N12 8DT	N12 8DT	N12 8	N12	16/03/2020	325,000	324,422	N	Flat		36	9,028	9,012	Leasehold
Flat 6, Vivienne House, 4, Hutton Grove, London, Greater London N12 8DT	N12 8DT	N12 8	N12	16/03/2020	325,000	324,422	N	Flat		36	9,028	9,012	Leasehold
71, Hutton Grove, London, Greater London N12 8DS	N12 8DS	N12 8	N12	01/04/2020	625,000	638,574	N	Terraced	3	113	5,531	5,651	Freehold
60, Grange Avenue, London, Greater London N12 8DL	N12 8DL	N12 8	N12	28/02/2020	415,000	418,103	N	Flat	3	69	6,014	6,059	Leasehold
25c, Coleridge Road, London, Greater London N12 8DH	N12 8DH	N12 8	N12	27/04/2020	625,000	638,574	N	Terraced	2 to 3	81	7,716	7,884	Freehold
Craigower, St Andrews Close, London, Greater London N12 8BA	N12 8BA	N12 8	N12	06/03/2020	1,425,000	1,493,546	N	Detached		161	8,851	9,277	Freehold
Craigower, St Andrews Close, London, Greater London N12 8BA	N12 8BA	N12 8	N12	06/03/2020	1,425,000	1,493,546	N	Detached		161	8,851	9,277	Freehold
88b, Nether Street, London, Greater London N12 8AD	N12 8AD	N12 8	N12	09/03/2020	418,000	417,257	N	Flat	2	59	7,085	7,072	Leasehold
88b, Nether Street, London, Greater London N12 8AD	N12 8AD	N12 8	N12	09/03/2020	418,000	417,257	N	Flat	2	59	7,085	7,072	Leasehold
46, Springfield Close, London, Greater London N12 7NT	N12 7NT	N12 7	N12	07/02/2020	560,000	589,489	N	Terraced	2 to 3	79	7,089	7,462	Leasehold
21, Lullington Garth, London, Greater London N12 7LT	N12 7LT	N12 7	N12	20/03/2020	910,000	950,511	N	Semi-detached		155	5,871	6,132	Freehold
21, Lullington Garth, London, Greater London N12 7LT	N12 7LT	N12 7	N12	20/03/2020	910,000	950,511	N	Semi-detached		155	5,871	6,132	Freehold
66, Linkside, London, Greater London N12 7LG	N12 7LG	N12 7	N12	06/03/2020	815,000	851,282	N	Semi-detached	3	124	6,573	6,865	Freehold
66, Linkside, London, Greater London N12 7LG	N12 7LG	N12 7	N12	06/03/2020	815,000	851,282	N	Semi-detached	3	124	6,573	6,865	Freehold
7, Sussex Ring, London, Greater London N12 7JA	N12 7JA	N12 7	N12	20/03/2020	750,000	783,388	N	Semi-detached	3 to 4	98	7,653	7,994	Freehold
Flat 6, Barchester Lodge, 92 - 94, Holden Road, London, Greater London N12 7DY	N12 7DY	N12 7	N12	17/04/2020	495,000	487,661	N	Flat	2	59	8,390	8,265	Leasehold
7, Wolstonbury, London, Greater London N12 7BA	N12 7BA	N12 7	N12	03/04/2020	1,020,000	1,046,383	N	Semi-detached		167	6,108	6,266	Freehold
124, Chanctonbury Way, London, Greater London N12 7AD	N12 7AD	N12 7	N12	28/02/2020	745,000	786,303	N	Semi-detached	2 to 3	97	7,680	8,106	Freehold
148, Chanctonbury Way, London, Greater London N12 7AD	N12 7AD	N12 7	N12	28/02/2020	925,000	976,282	N	Semi-detached		168	5,506	5,811	Freehold
33, Bow Lane, London, Greater London N12 0JR	N12 0JR	N12 0	N12	21/02/2020	640,000	673,701	N	Terraced	3	101	6,337	6,670	Freehold
Flat 506, 100, Kingsway, London, Greater London N12 0EQ	N12 0EQ	N12 0	N12	17/02/2020	417,000	420,118	N	Flat	2	78	5,346	5,386	Leasehold
10, Fallow Court Avenue, London, Greater London N12 0EB	N12 0EB	N12 0	N12	19/03/2020	785,000	819,946	N	Semi-detached		157	5,000	5,223	Freehold
			<b>N12 Average</b>										6,785
106, Greenway Close, London, Greater London N11 3NT	N11 3NT	N11 3	N11	09/03/2020	285,500	284,992	N	Flat	2	47	6,074	6,064	Leasehold
106, Greenway Close, London, Greater London N11 3NT	N11 3NT	N11 3	N11	09/03/2020	285,500	284,992	N	Flat	2	47	6,074	6,064	Leasehold
74, Firs Avenue, London, Greater London N11 3NQ	N11 3NQ	N11 3	N11	23/03/2020	406,000	424,074	N	Semi-detached	2	63	6,444	6,731	Freehold
11, Poplar Grove, London, Greater London N11 3NH	N11 3NH	N11 3	N11	12/02/2020	475,000	500,013	N	Terraced	3	64	7,422	7,813	Freehold
34, Friern Barnet Lane, London, Greater London N11 3LX	N11 3LX	N11 3	N11	24/03/2020	950,000	995,698	N	Detached	3 to 4	182	5,220	5,471	Freehold
34, Friern Barnet Lane, London, Greater London N11 3LX	N11 3LX	N11 3	N11	24/03/2020	950,000	995,698	N	Detached	3 to 4	182	5,220	5,471	Freehold
Flat 322, Princess Park Manor East Wing, Royal Drive, London, Greater London N11 3GX	N11 3GX	N11 3	N11	14/02/2020	380,000	382,841	N	Flat	1	69	5,507	5,548	Leasehold

Address	Postcode	Postcode sub sector	Postcode sector	Date Sold	Sold Price	Estimated Market Value	New Build	Property Type	Estimated bedrooms	Floor area m2	Price per m2	Market Price per m2	Tenure
Flat 81, Princess Park Manor, Royal Drive, London, Greater London N11 3FP	N11 3FP	N11 3	N11	11/02/2020	375,000	377,804	N	Flat	2	66	5,682	5,724	Leasehold
1, Kirkby Close, London, Greater London N11 3FE	N11 3FE	N11 3	N11	12/03/2020	453,000	472,467	N	Terraced	2	64	7,078	7,382	Freehold
12a, Parkhurst Road, London, Greater London N11 3EL	N11 3EL	N11 3	N11	28/02/2020	310,000	312,318	N	Flat	2	61	5,082	5,120	Leasehold
Flat 3, Cawdor House, 38, Parkhurst Road, London, Greater London N11 3EL	N11 3EL	N11 3	N11	11/02/2020	375,000	377,804	N	Flat	2	47	7,979	8,038	Leasehold
25, Hollyfield Avenue, London, Greater London N11 3BY	N11 3BY	N11 3	N11	02/04/2020	595,000	607,922	N	Terraced	3 to 4	109	5,459	5,577	Freehold
Flat 2, 55, Beaconsfield Road, London, Greater London N11 3AA	N11 3AA	N11 3	N11	28/02/2020	415,000	418,103	N	Flat	2	62	6,694	6,744	Leasehold
86, Oakleigh Road South, London, Greater London N11 1LA	N11 1LA	N11 1	N11	12/02/2020	580,000	612,155	N	Semi-detached	2	57	10,175	10,740	Freehold
13, Brunswick Grove, London, Greater London N11 1HN	N11 1HN	N11 1	N11	02/04/2020	780,000	796,940	N	Terraced	3 to 4	160	4,875	4,981	Freehold
12, Haynes Close, London, Greater London N11 1HH	N11 1HH	N11 1	N11	28/02/2020	137,500	138,528	N	Flat	1	41	3,354	3,379	Leasehold
231, Brunswick Park Road, London, Greater London N11 1EL	N11 1EL	N11 1	N11	20/02/2020	360,000	362,691	N	Flat	2 to 3	67	5,373	5,413	Leasehold
143, Brunswick Park Road, London, Greater London N11 1EG	N11 1EG	N11 1	N11	26/03/2020	500,000	521,486	N	Terraced	2 to 3	78	6,410	6,686	Freehold
43, Brunswick Crescent, London, Greater London N11 1EE	N11 1EE	N11 1	N11	20/03/2020	458,000	477,682	N	Terraced	3	89	5,146	5,367	Freehold
12, Brunswick Crescent, London, Greater London N11 1EB	N11 1EB	N11 1	N11	07/02/2020	385,000	405,273	N	Terraced	2 to 3	71	5,423	5,708	Freehold
			<b>N11 Average</b>									6,201	
54, Alexandra Road, London, Greater London N10 2RT	N10 2RT	N10 2	N10	16/03/2020	358,000	357,363	N	Flat	2 to 3	75	4,773	4,765	Leasehold
44, Strode Close, London, Greater London N10 2PP	N10 2PP	N10 2	N10	18/02/2020	250,000	251,869	N	Flat	2	48	5,208	5,247	Leasehold
83, Cambridge Gardens, London, Greater London N10 2LW	N10 2LW	N10 2	N10	06/03/2020	360,000	359,360	N	Flat	2	48	7,500	7,487	Leasehold
83, Cambridge Gardens, London, Greater London N10 2LW	N10 2LW	N10 2	N10	06/03/2020	360,000	359,360	N	Flat	2	48	7,500	7,487	Leasehold
18, Martins Walk, London, Greater London N10 1JT	N10 1JT	N10 1	N10	18/03/2020	275,000	274,511	N	Flat	1	44	6,250	6,239	Leasehold
			<b>N10 Average</b>									6,245	
15, Gibbs Green, Edgware, Greater London HA8 9RS	HA8 9RS	HA8 9	HA8	28/02/2020	630,000	664,927	N	Semi-detached	2 to 3	98	6,429	6,785	Freehold
Flat 8, Lavender Court, 235, Hale Lane, Edgware, Greater London HA8 9QY	HA8 9QY	HA8 9	HA8	27/03/2020	530,000	529,058	N	Flat	2 to 3	95	5,579	5,569	Leasehold
Flat 8, Lavender Court, 235, Hale Lane, Edgware, Greater London HA8 9QY	HA8 9QY	HA8 9	HA8	27/03/2020	530,000	529,058	N	Flat	2 to 3	95	5,579	5,569	Leasehold
27, Luther Close, Edgware, Greater London HA8 8YY	HA8 8YY	HA8 8	HA8	20/03/2020	270,000	269,520	N	Flat	2	52	5,192	5,183	Leasehold
25, Luther Close, Edgware, Greater London HA8 8YY	HA8 8YY	HA8 8	HA8	13/03/2020	270,000	269,520	N	Flat	2	52	5,192	5,183	Leasehold
95, Kenilworth Road, Edgware, Greater London HA8 8XA	HA8 8XA	HA8 8	HA8	28/02/2020	470,000	496,057	N	Semi-detached	2 to 3	92	5,109	5,392	Freehold
37, Cranmer Road, Edgware, Greater London HA8 8UA	HA8 8UA	HA8 8	HA8	14/04/2020	525,000	538,579	N	Semi-detached	2 to 3	91	5,769	5,918	Freehold
41, Cranmer Road, Edgware, Greater London HA8 8UA	HA8 8UA	HA8 8	HA8	18/03/2020	805,000	843,723	N	Detached		163	4,939	5,176	Freehold
76, Hartland Drive, Edgware, Greater London HA8 8RH	HA8 8RH	HA8 8	HA8	17/03/2020	690,000	719,651	N	Terraced	3 to 4	102	6,765	7,055	Freehold
76, Hartland Drive, Edgware, Greater London HA8 8RH	HA8 8RH	HA8 8	HA8	17/03/2020	690,000	719,651	N	Terraced	3 to 4	102	6,765	7,055	Freehold
15, Tayside Drive, Edgware, Greater London HA8 8RD	HA8 8RD	HA8 8	HA8	28/04/2020	580,000	595,002	N	Semi-detached	3	92	6,304	6,467	Freehold
41, Edgwarebury Gardens, Edgware, Greater London HA8 8LL	HA8 8LL	HA8 8	HA8	06/03/2020	642,500	671,102	N	Semi-detached	2 to 3	98	6,556	6,848	Freehold
41, Edgwarebury Gardens, Edgware, Greater London HA8 8LL	HA8 8LL	HA8 8	HA8	06/03/2020	642,500	671,102	N	Semi-detached	2 to 3	98	6,556	6,848	Freehold
71, Hillside Gardens, Edgware, Greater London HA8 8HB	HA8 8HB	HA8 8	HA8	12/03/2020	780,000	814,724	N	Semi-detached		154	5,065	5,290	Freehold
98, Green Lane, Edgware, Greater London HA8 8EJ	HA8 8EJ	HA8 8	HA8	18/02/2020	745,000	784,230	N	Terraced		133	5,602	5,896	Freehold
8, Queens Close, Edgware, Greater London HA8 7PU	HA8 7PU	HA8 7	HA8	12/03/2020	960,000	1,006,179	N	Detached		171	5,614	5,884	Freehold
9, Heronsgate, Edgware, Greater London HA8 7LD	HA8 7LD	HA8 7	HA8	21/02/2020	325,000	327,430	N	Flat	1	51	6,373	6,420	Leasehold
27, Orange Hill Road, Edgware, Greater London HA8 0TL	HA8 0TL	HA8 0	HA8	05/03/2020	395,000	411,974	N	Terraced	2 to 3	78	5,064	5,282	Freehold
27, Orange Hill Road, Edgware, Greater London HA8 0TL	HA8 0TL	HA8 0	HA8	05/03/2020	395,000	411,974	N	Terraced	2 to 3	78	5,064	5,282	Freehold
Flat 22, Ballota Court, 1, Fortune Avenue, Edgware, Greater London HA8 0FD	HA8 0FD	HA8 0	HA8	24/02/2020	360,000	362,691	N	Flat	2	81	4,444	4,478	Leasehold
102, Montrose Avenue, Edgware, Greater London HA8 0DR	HA8 0DR	HA8 0	HA8	24/03/2020	490,000	511,814	N	Semi-detached	3	55	8,909	9,306	Freehold
			<b>HA8 Average</b>									6,042	
19, South Close, Barnet, Greater London EN5 5TP	EN5 5TP	EN5 5	EN5	27/03/2020	675,000	707,469	N	Detached	2 to 3	95	7,105	7,447	Freehold
199, High Street, Barnet, Greater London EN5 5SU	EN5 5SU	EN5 5	EN5	20/03/2020	1,030,000	1,075,853	N	Semi-detached		161	6,398	6,682	Freehold
The Old Cottage, Hadley Green Road, Barnet, Greater London EN5 5PR	EN5 5PR	EN5 5	EN5	18/03/2020	990,000	1,032,543	N	Terraced		123	8,049	8,395	Freehold
The Old Cottage, Hadley Green Road, Barnet, Greater London EN5 5PR	EN5 5PR	EN5 5	EN5	18/03/2020	990,000	1,032,543	N	Terraced		123	8,049	8,395	Freehold
Flat 1, 62a, Clifford Road, Barnet, Greater London EN5 5NY	EN5 5NY	EN5 5	EN5	12/02/2020	350,000	352,617	N	Flat		44	7,955	8,014	Leasehold
Springfield, Latimer Road, Barnet, Greater London EN5 5NF	EN5 5NF	EN5 5	EN5	17/03/2020	620,000	646,643	N	Terraced	3	110	5,636	5,879	Freehold
22, Meadway, Barnet, Greater London EN5 5LD	EN5 5LD	EN5 5	EN5	14/02/2020	650,000	690,239	N	Detached	2 to 3	107	6,075	6,451	Freehold
5, Meadway Close, Barnet, Greater London EN5 5LA	EN5 5LA	EN5 5	EN5	07/02/2020	153,125	154,270	N	Flat	2	26.3	5,822	5,866	Leasehold
Flat 2, Bradbury Court, 35, Woodville Road, Barnet, Greater London EN5 5HZ	EN5 5HZ	EN5 5	EN5	10/03/2020	352,500	351,873	N	Flat	2	78.47	4,492	4,484	Leasehold
Flat 2, Bradbury Court, 35, Woodville Road, Barnet, Greater London EN5 5HZ	EN5 5HZ	EN5 5	EN5	10/03/2020	352,500	351,873	N	Flat	2	78.47	4,492	4,484	Leasehold
Flat 1, Gainsborough Court, Leicester Road, Barnet, Greater London EN5 5DG	EN5 5DG	EN5 5	EN5	20/03/2020	380,000	379,324	N	Flat	2	63	6,032	6,021	Leasehold
50, Hadley Highstone, Barnet, Greater London EN5 4PU	EN5 4PU	EN5 4	EN5	27/03/2020	785,000	822,761	N	Detached	3 to 4	111	7,072	7,412	Freehold
Flat 43, Livingstone Court, Christ Church Lane, Barnet, Greater London EN5 4PL	EN5 4PL	EN5 4	EN5	14/02/2020	249,950	251,819	N	Flat	1	53	4,716	4,751	Leasehold
35, Wentworth Road, Barnet, Greater London EN5 4NY	EN5 4NY	EN5 4	EN5	03/03/2020	614,000	641,334	N	Semi-detached	3	97	6,330	6,612	Freehold
35, Wentworth Road, Barnet, Greater London EN5 4NY	EN5 4NY	EN5 4	EN5	03/03/2020	614,000	641,334	N	Semi-detached	3	97	6,330	6,612	Freehold
Flat 4, Ridgely Court, 38, St Albans Road, Barnet, Greater London EN5 4LH	EN5 4LH	EN5 4	EN5	04/03/2020	470,000	469,164	N	Flat	2	83.88	5,603	5,593	Leasehold
Flat 4, Ridgely Court, 38, St Albans Road, Barnet, Greater London EN5 4LH	EN5 4LH	EN5 4	EN5	04/03/2020	470,000	469,164	N	Flat	2	83.88	5,603	5,593	Leasehold
72, Sebright Road, Barnet, Greater London EN5 4HN	EN5 4HN	EN5 4	EN5	12/03/2020	321,500	320,928	N	Flat	2	56	5,741	5,731	Leasehold
Flat 10, Old Rectory Court, 61, Wood Street, Barnet, Greater London EN5 4BL	EN5 4BL	EN5 4	EN5	19/03/2020	492,500	491,624	N	Flat	2	73	6,747	6,735	Leasehold
Flat 10, Old Rectory Court, 61, Wood Street, Barnet, Greater London EN5 4BL	EN5 4BL	EN5 4	EN5	19/03/2020	492,500	491,624	N	Flat	2	73	6,747	6,735	Leasehold
34, Connaught Road, Barnet, Greater London EN5 2PY	EN5 2PY	EN5 2	EN5	25/03/2020	316,000	330,067	N	Semi-detached	2	55	5,745	6,001	Leasehold
19, Brookside Close, Barnet, Greater London EN5 2PT	EN5 2PT	EN5 2	EN5	18/02/2020	490,000	517,166	N	Semi-detached	3	85	5,765	6,084	Freehold
19, Hillside Gardens, Barnet, Greater London EN5 2NG	EN5 2NG	EN5 2	EN5	27/03/2020	925,000	969,495	N	Detached		148	6,250	6,551	Freehold
4, Lawn Mansions, Normandy Avenue, Barnet, Greater London EN5 2HZ	EN5 2HZ	EN5 2	EN5	02/03/2020	445,000	444,209	N	Flat	2	80	5,563	5,553	Leasehold



## Appendix 4 - Commercial lettings



Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Lease Type	Term	Break Date	Review Date	Expiry Date	Tenant
03/12/2020	03/12/2020	26A Devonshire Crescent	London	GRND	828	26.93	Achieved	FRI	22,298.04	Industrial	Direct	5 yrs			03/12/2025	Aqualytics
01/06/2019	02/07/2019	2A Bedford Rd	London	1st	745	22.14	Asking		16,494.30	Industrial	Direct					
22/09/2020	28/11/2020	1 Garrick Rd	London	GRND,1	5,886	15.00	Achieved	FRI	88,290.00	Industrial	Direct	5 yrs			28/11/2025	Powervolt Limited
30/04/2021	29/06/2021	Garrick Rd	London	GRND,1	6,606	15.00	Achieved		99,090.00	Industrial	Direct	5 yrs				Powervault Ltd
21/08/2020	20/09/2020	Hyde Estate Rd	London	GRND	1,250	13.60	Effective	FRI	16,999.47	Industrial	Direct	3 yrs			19/09/2023	Golden Bear Property Ltd
27/05/2019	02/08/2019	269 Ballards Ln	London	GRND,1	9,633	7.89	Asking	FRI	76,004.37	Industrial	Direct	2 yrs			01/08/2021	The Curtain Factory Outlet
08/10/2020	08/10/2020	63-67 Lancaster Rd	Barnet	GRND,MEZZ	10,050	7.46	Achieved	FRI	74,973.00	Industrial	Direct	10 yrs	10/10/2025	10/10/2025	08/10/2030	AR Furniture and Flooring Ltd
08/07/2019	08/07/2019	63 Lancaster Rd	Barnet	GRND,MEZZ	7,860	7.19	Effective	FRI	56,513.00	Industrial	Direct	11 yrs 7 mos	30/05/2018	17/02/2021	16/02/2031	Barnet Motor Medics
06/06/2019	01/08/2019	65-67 Lancaster Rd	Barnet	GRND,MEZZ	8,824	6.29	Effective	FRI	55,503.00	Industrial	Direct	5 yrs	31/07/2021		31/07/2024	Letterbox Distribution

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Term	Break Date	Review Date	Expiry Date	Tenant
01/11/2019	01/11/2019	1379 High Rd	London	GRND	1,250	48.00	Effective	FRI	59,999.98	Office	25 yrs		01/11/2022	03/10/2044	Angle House Whetstone
07/11/2020	07/11/2020	High St	Edgware	2nd	1,435	41.32	Asking		59,294.20	Office	5 yrs			06/11/2025	
07/01/2020	07/01/2020	1A Bedford Rd	London	GRND	235	38.20	Effective		8,976.84	Office	2 yrs			06/01/2023	
05/02/2021	05/02/2021	42 Lytton Rd	Barnet	GRND	520	34.61	Asking		17,997.20	Office	1 yr			04/02/2022	
01/02/2020	01/03/2020	2B Avenue Rd	London	1st	335	32.83	Achieved	FRI	10,998.05	Office	5 yrs	01/03/2023			
23/12/2019	23/12/2019	302 Regents	London	1-2	5,067	32.50	Asking		164,677.50	Office					Creative Car Parks Limited
01/02/2021	22/07/2021	Oakleigh Rd S	London	GRND,1	32,995	30.00	Asking		989,850.00	Office					
01/06/2019	10/07/2019	12-16 Portsdc	London	GRND	621	29.36	Asking	FRI	18,232.56	Office					
26/06/2019	26/06/2019	397-399 Hend	London	GRND	1,023	29.01	Effective		29,675.52	Office	10 yrs	26/06/2024	26/06/2024	25/06/2029	Midco Care
01/05/2019	01/05/2019	298 Regents	London	GRND,1	9,672	26.92	Effective	FRI	260,370.24	Office	10 yrs	01/05/2024	01/05/2024	30/04/2029	Crabtree Property Management LLP
22/05/2019	22/05/2019	300 Ballards L	London	GRND	570	26.32	Effective	FRI	15,002.12	Office	5 yrs			21/05/2024	
01/12/2019	10/01/2020	4 Albert Pl	London	2nd	513	25.34	Asking		12,999.42	Office	4 yrs			09/01/2024	
01/08/2019	01/08/2019	1345 High Rd	London	1st	695	25.18	Asking	FRI	17,500.10	Office	5 yrs			31/07/2024	
11/11/2019	10/01/2020	26-28 St Alba	London	GRND,1	7,570	25.00	Asking	FRI	189,250.00	Office					
27/09/2019	27/09/2019	136-144 Gold	London	1st	3,014	23.22	Effective	FRI	69,984.60	Office	7 yrs 4 mos	27/09/2024	27/01/2022	26/01/2027	Chopstix
22/11/2019	26/12/2019	200 Brent St	London	GRND	558	22.40	Asking		12,499.20	Office					
04/06/2019	04/07/2019	886-902 High	London	GRND	1,476	22.36	Effective	FRI	33,003.09	Office	3 yrs			03/07/2022	Mr I Refugio
05/12/2019	05/12/2019	Moon Ln	Barnet	2nd	950	21.58	Achieved		20,501.00	Office					
16/12/2019	16/12/2019	309 Ballards L	London	3rd	905	21.55	Achieved	FRI	19,502.75	Office	3 yrs	16/06/2021			
17/06/2020	17/06/2020	2A Alexandra	London	GRND,1	2,755	21.52	Effective	FRI	59,287.61	Office	10 yrs	17/06/2025	17/06/2025	16/06/2030	Oqema
01/01/2020	01/01/2020	3 Dollis Mews	London	GRND	930	20.29	Achieved		18,869.70	Office	5 yrs			31/12/2024	Tangent Trading Ltd
20/06/2019	20/07/2019	10 North End	London	1st	610	20.08	Asking	FRI	12,248.80	Office					
14/02/2021	14/03/2021	48A High St	Edgware	GRND	1,474	20.00	Achieved		29,480.00	Office	15 yrs	13/02/2026		14/03/2036	LHTC Ltd
30/01/2020	30/01/2020	169 High St	Barnet	1st	850	20.00	Achieved		17,000.00	Office					
16/10/2019	15/11/2019	Geron Way	London	GRND	2,163	20.00	Asking	FRI	43,260.00	Office/Retail					
13/09/2019	13/09/2019	Geron Way	London	GRND	2,013	19.67	Achieved	FRI	39,595.71	Office/Retail					
19/03/2021	18/04/2021	42A Hendon L	London	GRND	3,200	18.75	Asking		60,000.00	Office	15 yrs			18/04/2036	Little Racoons Day Nursery
01/12/2020	07/12/2020	2-2A Accom	London	GRND	650	18.46	Achieved	FRI	11,999.00	Office	3 yrs			07/12/2023	Net Trends Limited
17/07/2019	01/09/2019	Bunns Ln	London	GRND	1,945	18.00	Achieved	FRI	35,010.00	Office					
27/06/2019	29/07/2019	Bunns Ln	London	GRND	1,525	18.00	Achieved	FRI	27,450.00	Office					
18/09/2020	18/10/2020	1 Hallswelle P	London	1-2	1,958	16.85	Asking	FRI	32,992.30	Office	5 yrs			18/10/2025	Curzon Management
01/11/2019	01/11/2019	The Hyde	London	9th	1,285	16.00	Asking		20,560.00	Office					ADDIS/ADHD In Barnet
23/08/2019	22/09/2019	3 Shakespear	London	2nd	1,574	15.88	Asking	FRI	24,995.12	Office					
20/11/2019	25/12/2019	King St	London	GRND	1,565	15.16	Asking		23,725.40	Office					
06/12/2019	05/01/2020	54-58 High	Edgware	7th	3,088	15.00	Asking	FRI	46,320.00	Office					
02/08/2019	02/08/2019	212 Ballards L	London	1-2	1,442	13.57	Effective		19,562.84	Office	10 yrs	02/08/2024	02/08/2024	01/08/2029	Silver Birch Care
21/08/2020	21/08/2020	871 High Rd	London	GRND	1,950	12.82	Asking		24,999.00	Office					

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Term	Break Date	Review Date	Expiry Date	Tenant
20/09/2019	20/09/2019	126-128 Golders Green	London	1st	500	90.00	Effective	FRI	44,999.70	Retail	15 yrs		20/09/2024	19/09/2034	Carmelli Bakeries
02/06/2020	24/06/2020	154-156 Cricklewood	London	GRND	12,300	82.93	Effective		254,998.69	Retail	15 yrs		24/06/2025	23/06/2035	Iceland
29/09/2020	29/09/2020	407 High	London	GRND	2,576	80.24	Effective		206,699.72	Retail	21 yrs		29/09/2021	28/09/2041	BP
29/04/2020	29/05/2020	1 Sentinel Sq	London	GRND	100	80.00	Asking		8,000.00	Retail					Memories
31/01/2020	31/01/2020	61-63 Brent	London	GRND	317	66.55	Effective	FRI	21,095.25	Retail	20 yrs	30/01/2025	31/01/2025	30/01/2040	Sunkiss Beauty
01/06/2019	01/07/2019	Station Rd	Edgware	GRND	1,294	65.69	Asking		85,000.00	Retail					Limelite
26/07/2020	26/07/2020	1C Market Pl	London	GRND	345	56.52	Asking		19,500.00	Retail					
03/03/2020	02/04/2020	893 Finchley Rd	London	GRND	760	48.03	Achieved		36,500.00	Retail					
28/10/2020	27/11/2020	127 The Broadway	London	GRND	1,241	46.33	Asking	FRI	57,500.00	Retail					
27/01/2021	27/01/2021	Finchley Rd	London	GRND	500	46.00	Asking		23,000.00	Retail					
01/08/2019	01/10/2019	Station Rd	Edgware	GRND	1,864	42.92	Effective	FRI	80,000.00	Retail	10 yrs	01/08/2024	01/08/2024	30/09/2029	Shoe Zone
02/12/2019	02/12/2019	130 East End Rd	London	GRND	305	42.62	Effective	FRI	12,999.95	Retail	5 yrs			02/12/2024	
26/08/2019	26/08/2019	238-240 High St	Barnet	GRND	1,533	42.40	Achieved	FRI	65,000.00	Retail	15 yrs			26/08/2034	Odos Restaurant
10/12/2019	10/12/2019	1175 Finchley Rd	London	GRND	1,138	42.18	Effective		47,999.62	Retail	10 yrs			09/12/2029	
04/05/2019	04/06/2019	343 Ballards Ln	London	GRND	605	41.32	Effective	FRI	24,999.95	Retail	12 yrs			03/06/2031	
16/01/2020	13/03/2020	70 High	London	GRND	866	40.42	Asking	FRI	35,000.00	Retail					Nudo Pizza
02/11/2020	02/11/2020	91 Ballards Ln	London	GRND	546	39.38	Asking		21,500.00	Retail					
03/07/2019	03/07/2019	9-9A Edgwarebury Ln	Edgware	GRND	660	37.88	Effective		24,999.86	Retail	9 yrs 6 mos		14/01/2020	13/01/2029	Shefa Foods
30/05/2019	30/05/2019	32 Watling Ave	Edgware	GRND	660	37.88	Effective		24,999.93	Retail	9 yrs	30/05/2022	30/05/2022	29/05/2028	Arsalan Collection Ltd
27/01/2020	27/01/2020	19 Watling Ave	Harrow	GRND	800	37.50	Effective		29,999.73	Retail	5 yrs 8 mos		29/09/2021	26/09/2025	Pamir Bakery Grocery
04/06/2019	04/06/2019	18 Golders Green Rd	London	GRND	1,061	37.29	Effective	FRI	39,561.27	Retail	10 yrs			03/06/2029	Gravity Estates
05/03/2020	04/04/2020	224 High St	Barnet	GRND	605	37.19	Asking		22,500.00	Retail					
16/09/2019	16/10/2019	746 High Rd	London	GRND	975	35.90	Asking	FRI	35,000.00	Retail	10 yrs			15/10/2029	
26/11/2019	26/11/2019	1352 High Rd	London	GRND	623	35.31	Achieved		22,000.00	Retail					
17/12/2020	05/01/2021	735 High Rd	London	GRND	340	35.29	Asking	FRI	12,000.00	Retail					
22/07/2019	22/07/2019	2F Lodge Ln	London	GRND	516	34.88	Asking		18,000.00	Retail					
07/08/2020	07/08/2020	20-22 Station Rd	Edgware	GRND	595	34.29	Asking		20,400.00	Retail	10 yrs				
17/12/2019	17/12/2019	1293 High Rd	London	GRND	1,119	34.05	Effective		38,099.77	Retail	16 yrs 10 mos		24/10/2021	23/10/2036	Textbond Newsagents
07/01/2020	07/01/2020	1295 High Rd	London	GRND	973	33.92	Effective		32,999.79	Retail	10 yrs	06/01/2025	07/01/2025	06/01/2030	Barnado's
22/03/2020	22/03/2020	20 High St	Barnet	GRND	592	33.78	Achieved	FRI	20,000.00	Retail	5 yrs				
28/02/2020	01/04/2020	232 High St	Barnet	GRND	475	33.68	Asking		16,000.00	Retail					
11/07/2020	11/07/2020	113 High St	Barnet	GRND	1,270	33.13	Effective	FRI	42,074.11	Retail	10 yrs			10/07/2030	
01/06/2020	01/06/2020	6 Central Circus	London	GRND	950	32.63	Asking		31,000.00	Retail					
28/10/2020	27/11/2020	865-865B High Rd	London	GRND	400	32.50	Achieved		13,000.00	Retail	5 yrs			27/11/2025	Alizai Exchange Limited
02/09/2019	13/10/2019	783 High Rd	London	GRND	995	32.16	Asking	FRI	32,000.00	Retail					
23/02/2021	23/02/2021	152A High St	Barnet	GRND	750	32.00	Achieved	FRI	24,000.00	Retail	15 yrs			23/02/2036	Home Solutions Group Ltd
15/08/2019	15/08/2019	240 Station Rd	Edgware	GRND	870	31.92	Effective		27,767.33	Retail	15 yrs	15/08/2022	15/08/2022	14/08/2034	Springvilla Care Limited
27/07/2020	27/08/2020	105 Golders Green Rd	London	GRND	1,336	31.81	Effective		42,499.84	Retail	15 yrs		27/07/2025	27/08/2035	Taboon London
08/06/2020	07/09/2020	884 High Rd	London	GRND	1,135	31.72	Asking		36,000.00	Retail	20 yrs			06/09/2040	AV Dance Magic
11/06/2020	11/06/2020	139 The Broadway	London	GRND	450	31.11	Achieved	FRI	14,000.00	Retail					The Mill Hill Barber Shop
02/10/2020	04/11/2020	1a Wentworth Rd	Barnet	GRND	265	30.85	Effective	FRI	8,174.98	Retail	5 yrs			03/11/2025	Moody Foody Ltd
24/10/2019	24/10/2019	744 High Rd	London	GRND	3,150	30.64	Effective	FRI	96,531.05	Retail	20 yrs	24/10/2034	24/10/2024	23/10/2039	Nando's
01/07/2020	31/07/2020	218 High St	Barnet	GRND	590	29.66	Asking		17,500.00	Retail					
05/10/2020	05/10/2020	837-839 High Rd	London	GRND	2,616	28.67	Achieved		75,000.00	Retail	15 yrs			04/10/2035	
13/10/2020	13/10/2020	1019 Finchley Rd	London	GRND	700	28.57	Achieved		20,000.00	Retail	5 yrs			13/10/2025	
03/03/2021	03/03/2021	40 The Broadway	London	GRND	876	28.54	Achieved	FRI	25,000.00	Retail	15 yrs			03/03/2036	Wiggett
04/07/2019	03/08/2019	7 Falloden	London	GRND	685	28.47	Asking	FRI	19,500.00	Retail					
19/03/2020	18/04/2020	37 Market Pl	London	GRND	895	27.93	Asking		25,000.00	Retail					
01/07/2020	01/07/2020	33 Watford Way	London	GRND	900	27.78	Asking		25,000.00	Retail					
13/05/2020	01/06/2020	95 Colney Hatch Ln	London	GRND	611	27.77	Effective		16,970.06	Retail	5 yrs			31/05/2025	Fast Transfer Ltd
24/05/2019	24/05/2019	72-74 Brunswick Park Rd	London	GRND	420	27.16	Effective		11,408.73	Retail	15 yrs		24/05/2024	23/05/2034	Elena Marko
21/01/2020	20/02/2020	95 Church Rd	Hendon	1st	1,591	26.71	Asking		42,500.00	Retail					
22/10/2019	22/10/2019	218 Woodhouse Rd	London	GRND	610	26.23	Asking	FRI	16,000.00	Retail					
09/09/2019	09/10/2019	11-11A Cat HI	Barnet	GRND	301	25.91	Asking		7,800.00	Retail					
30/11/2020	30/12/2020	118 Brent St	London	GRND	964	24.90	Asking		24,003.60	Retail					
25/02/2020	25/02/2020	Golders Green	London	GRND	926	24.84	Effective		22,999.87	Retail	10 yrs	25/02/2025	25/02/2025	24/02/2030	Plumbath

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Term	Break Date	Review Date	Expiry Date	Tenant
01/08/2019	01/08/2019	120 High St	Barnet	GRND	3,242	24.68	Achieved		80,000.00	Retail	10 yrs				
11/08/2019	11/08/2019	16-17 The Promenade	Edgware	GRND	1,020	24.51	Effective		24,999.77	Retail	10 yrs		11/08/2024	10/08/2029	The Kitchen
20/01/2020	20/01/2020	418-422 Watford Way	London	GRND	1,569	23.90	Achieved		37,500.00	Retail	10 yrs		20/01/2025		
19/03/2020	18/04/2020	91 Golders Green Rd	London	GRND	1,130	23.89	Asking		27,000.00	Retail					
08/02/2021	08/02/2021	52-54 High St	Barnet	GRND	942	23.89	Achieved	FRI	22,500.00	Retail	10 yrs			08/02/2031	Aurora Beverage Limited
03/07/2020	03/07/2020	Golders Green	London	GRND	1,064	23.49	Effective	FRI	24,988.40	Retail	10 yrs		03/07/2025	02/07/2030	Coco Bakery
07/06/2019	07/06/2019	241 Regents Park Rd	London	GRND	1,122	23.28	Effective	FRI	26,115.86	Retail	10 yrs			06/06/2029	Mighty Fit
24/05/2019	24/05/2019	318 Ballards Ln	London	GRND	756	23.15	Effective	FRI	17,499.92	Retail	20 yrs		24/05/2023	23/05/2039	Parmis Lounge
16/04/2021	16/05/2021	48 Ballards Ln	London	GRND	2,399	22.93	Achieved	FRI	55,000.00	Retail	15 yrs			16/05/2036	Cashino Gaming Ltd
19/07/2019	18/08/2019	203 Regents Park Rd	London	GRND	4,030	22.33	Asking	FRI	90,000.00	Retail	10 yrs			17/08/2029	
25/09/2020	25/09/2020	266 East Barnet Rd	Barnet	GRND	630	22.22	Achieved		14,000.00	Retail					Sweet N Delish
22/06/2020	22/06/2020	1-18 Hampden Sq	London	GRND	541	22.16	Effective	FRI	11,987.34	Retail	15 yrs	22/06/2025	22/06/2030	21/06/2035	Mi Homes Property Agents
09/03/2020	09/03/2020	10 Potters Rd	Barnet	GRND	639	21.91	Achieved	FRI	14,000.00	Retail	10 yrs	09/03/2025	09/03/2025	09/03/2030	Juice Bar
25/12/2020	25/12/2020	115-119 Station Rd	Edgware	GRND, 1-2	1,565	21.73	Achieved	FRI	34,000.00	Retail	5 yrs			25/12/2025	Santander
03/10/2019	02/11/2019	Golders Green	London	GRND	925	21.62	Asking		20,000.00	Retail					
16/12/2019	16/12/2019	418A Watford Way	London	GRND	2,143	21.47	Achieved		46,000.00	Retail					
02/03/2020	02/03/2020	5 The Market Pl	London	GRND	890	21.07	Asking	FRI	18,750.00	Retail					Schmidt Kitchens
30/05/2020	30/06/2020	246 Station Rd	Edgware	GRND	1,700	20.82	Asking		35,394.00	Retail	12 yrs			30/06/2032	Hollywood
28/06/2019	28/06/2019	Finchley Rd	London	GRND	5,208	20.67	Effective	FRI	107,629.64	Retail	10 yrs		28/06/2024	27/06/2029	Screwfix
30/09/2020	01/10/2020	1324-1326 High Rd	London	GRND	3,224	20.16	Asking		64,995.84	Retail					
01/09/2020	01/09/2020	31 The Broadway	London	GRND	1,500	20.00	Achieved	FRI	30,000.00	Retail	10 yrs		01/09/2025	31/08/2030	Care Chemist
03/07/2019	02/08/2019	249 East Barnet Rd	Barnet	GRND	936	19.76	Asking	FRI	18,500.00	Retail					
01/07/2019	01/07/2019	77 Brent St	London	GRND	1,690	19.53	Effective		33,000.00	Retail	15 yrs	01/07/2024	01/07/2024	30/06/2034	Colletts Travel
03/07/2019	03/07/2019	818-818A High Rd	London	BSMT, GRND	2,303	19.11	Effective		44,015.21	Retail	10 yrs		03/07/2024	02/07/2029	Vitality Bay
18/06/2020	18/06/2020	65-67A Woodhouse Rd	London	GRND	2,129	18.79	Effective	FRI	39,999.20	Retail	15 yrs			17/06/2025	
01/12/2020	01/12/2020	4 Vivian Ave	London	GRND	1,200	18.75	Asking		22,500.00	Retail	10 yrs			30/11/2030	
03/10/2019	02/11/2019	818-818A High Rd	London	GRND	2,426	18.55	Asking	FRI	45,000.00	Retail					
07/05/2020	07/05/2020	82 Edgware Way	Edgware	GRND	886	18.12	Effective		16,051.16	Retail	20 yrs		07/05/2025	06/05/2040	G T Medical
01/08/2020	01/08/2020	9b Albert Pl	London	GRND	390	17.95	Asking		7,000.00	Retail					
30/12/2019	30/12/2019	1-18 Hampden Sq	London	GRND	1,604	17.92	Effective	FRI	28,748.31	Retail	20 yrs		30/12/2024	29/12/2039	Hampden Dental Clinic
30/10/2020	30/10/2020	615-619 Watford Way	London	GRND	2,687	17.68	Effective		47,499.77	Retail	10 yrs			29/10/2025	F45 Training
10/01/2020	10/01/2020	9 Church Rd	London	GRND	850	17.65	Effective	FRI	14,999.91	Retail	15 yrs		10/01/2025	09/01/2035	C K Pharmacy
30/08/2020	30/09/2020	94 Edgware Way	Edgware	GRND	1,345	16.36	Achieved		22,000.00	Retail	9 yrs	30/08/2023			
21/05/2019	21/05/2019	48 Ballards Ln	London	1st	2,398	16.32	Effective	FRI	39,127.37	Retail	10 yrs		21/05/2024	20/05/2029	Fierce Grace
17/11/2020	27/12/2020	109-111 Golders Green Rd	London	GRND	3,114	16.06	Achieved	FRI	50,000.00	Retail	20 yrs			27/12/2040	AFG Housewares
18/06/2020	18/07/2020	3 Cat HI	Barnet	GRND	668	15.72	Asking		10,500.00	Retail					
01/01/2021	01/02/2021	39-41 Market Pl	London	GRND	3,051	14.75	Achieved	FRI	45,000.00	Retail	10 yrs	01/01/2026		01/02/2031	Chabad Lubevitch UK
07/09/2020	07/09/2020	1324-1326 High Rd	London	GRND, 1	4,280	14.58	Achieved		62,400.00	Retail	15 yrs			07/09/2035	French Boulangerie
25/08/2020	25/09/2020	758 Finchley Rd	London	GRND	1,385	14.44	Achieved	FRI	20,000.00	Retail	10 yrs			25/09/2030	Ercan Kocamis
27/01/2020	27/01/2020	Station Rd	Edgware	GRND	24,300	10.40	Effective		252,802.69	Retail	15 yrs	27/01/2030	27/02/2025	26/01/2035	TK Maxx
11/10/2019	11/10/2019	704-708 High Rd	London	BSMT, GRND	12,065	8.29	Achieved	FRI	100,000.00	Retail	10 yrs	11/10/2024	11/10/2024	10/10/2029	Argos
24/06/2019	24/06/2019	102-120 Station Rd	Edgware	GRND, 1	11,302	7.74	Effective		87,499.35	Retail	10 yrs		25/06/2019	23/06/2029	Iceland
21/05/2019	29/09/2019	43 The Broadway	London	GRND, 2-3	15,126	4.63	Effective	FRI	69,999.82	Retail	10 yrs		30/09/2019	28/09/2029	Iceland
30/11/2020	30/12/2020	68 High St	Edgware	GRND	450	0.08	Achieved		37.80	Retail	9 yrs				
20/12/2020	20/01/2021	161 Ballards Ln	London	GRND	1,185	0.03	Achieved	FRI	34.00	Retail	15 yrs			20/01/2036	

## Appendix 5 - BCIS costs



£/m2 study

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

**Last updated:** 24-Apr-2021 00:43

› Rebased to London Borough of Barnet ( 123; sample 32 )

**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	
<b>New build</b>							
<b>282. Factories</b>							
Generally (20)	1,293	297	734	1,077	1,544	4,925	100
Up to 500m2 GFA (20)	1,660	1,062	1,195	1,393	2,082	2,873	13
500 to 2000m2 GFA (20)	1,368	297	811	1,216	1,531	4,925	43
Over 2000m2 GFA (20)	1,111	541	665	899	1,272	2,795	44
<b>282.1 Advance factories</b>							
Generally (15)	1,022	532	714	1,015	1,286	1,840	36
Up to 500m2 GFA (15)	1,270	1,062	1,091	1,237	1,393	1,663	9
500 to 2000m2 GFA (15)	996	532	679	972	1,287	1,840	19
Over 2000m2 GFA (15)	804	614	640	791	925	1,089	8
<b>282.12 Advance factories/offices - mixed facilities (class B1)</b>							
Generally (20)	1,456	570	885	1,387	1,817	2,873	22
Up to 500m2 GFA (20)	2,536	2,082	-	2,652	-	2,873	3
500 to 2000m2 GFA (20)	1,443	570	1,301	1,587	1,740	1,918	6
Over 2000m2 GFA (20)	1,213	599	766	948	1,655	2,795	13
<b>282.2 Purpose built factories</b>							
Generally (25)	1,522	297	806	1,273	2,262	4,925	58
Up to 500m2 GFA (25)	1,706	877	-	1,702	-	2,543	4
500 to 2000m2 GFA (25)	1,855	297	979	1,432	2,475	4,925	19
Over 2000m2 GFA (25)	1,321	431	720	1,214	1,857	2,595	35
282.22 Purpose built factories/Offices - mixed facilities (15)	1,093	547	909	1,080	1,203	1,930	24
<b>284. Warehouses/stores</b>							
Generally (15)	1,120	450	686	913	1,184	5,284	49
Up to 500m2 GFA (15)	2,091	749	1,153	1,455	2,480	5,284	8
500 to 2000m2 GFA (15)	1,045	540	777	939	1,184	1,825	17
Over 2000m2 GFA (15)	850	450	668	736	987	1,799	24
284.1 Advance warehouses/stores (15)	919	518	684	894	1,106	1,469	12
<b>284.2 Purpose built warehouses/stores</b>							

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (15)	1,191	450	705	913	1,347	5,284	35
Up to 500m <sup>2</sup> GFA (15)	2,411	749	1,400	1,882	3,043	5,284	6
500 to 2000m <sup>2</sup> GFA (15)	1,003	540	734	919	1,140	1,825	14
Over 2000m <sup>2</sup> GFA (15)	878	450	667	787	1,035	1,799	15
284.5 Cold stores/refrigerated stores (25)	1,575	1,069	1,164	1,377	2,131	2,134	5
<b>320. Offices</b>							
Generally (15)	2,321	1,182	1,691	2,214	2,770	5,805	93
<b>Air-conditioned</b>							
Generally (15)	2,353	1,416	1,842	2,270	2,706	4,079	30
1-2 storey (15)	2,205	1,416	1,817	2,078	2,360	4,079	12
3-5 storey (15)	2,246	1,607	1,769	2,256	2,744	3,235	11
6 storey or above (15)	2,689	2,050	2,449	2,560	2,660	3,856	6
<b>Not air-conditioned</b>							
Generally (15)	2,316	1,182	1,661	2,219	2,835	4,011	42
1-2 storey (15)	2,329	1,262	1,627	2,219	2,947	3,793	20
3-5 storey (15)	2,291	1,182	1,662	2,242	2,623	4,011	20
6 storey or above (20)	2,812	2,177	-	2,919	-	3,230	4
342. Shopping centres (30)	1,717	1,321	-	1,691	-	2,140	3
<b>344. Hypermarkets, supermarkets</b>							
Generally (30)	1,916	792	1,337	1,707	2,558	3,338	29
Up to 1000m <sup>2</sup> (30)	2,449	1,721	-	-	-	3,176	2
1000 to 7000m <sup>2</sup> GFA (30)	1,900	792	1,215	1,692	2,572	3,338	24
7000 to 15000m <sup>2</sup> (30)	1,617	-	-	-	-	-	1
Over 15000m <sup>2</sup> GFA (30)	2,114	-	-	-	-	-	1
<b>345. Shops</b>							
Generally (30)	1,830	712	1,056	1,398	2,386	4,950	22
1-2 storey (30)	1,841	712	1,037	1,304	2,425	4,950	21
3-5 storey (30)	1,581	-	-	-	-	-	1
<b>532. Community Centres</b>							
Generally (25)	2,571	1,060	1,975	2,456	2,986	7,883	127
<b>Up to 500m<sup>2</sup> GFA</b>							
Generally (25)	2,688	1,060	1,806	2,408	3,241	7,883	55
Steel framed (25)	3,049	1,474	1,972	2,574	3,540	7,883	23
Concrete framed (50)	1,627	-	-	-	-	-	1
Brick construction (25)	2,038	1,060	1,584	1,931	2,252	3,643	23
Timber framed (25)	3,441	2,487	3,065	3,313	3,869	4,452	8
<b>500 to 2000m<sup>2</sup> GFA</b>							
Generally (25)	2,486	1,070	2,158	2,463	2,802	4,086	68

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Steel framed (25)	2,487	1,293	2,122	2,453	2,815	4,086	42
Concrete framed (30)	2,507	-	-	-	-	-	1
Brick construction (25)	2,335	1,070	2,137	2,300	2,703	4,042	18
Timber framed (25)	2,861	2,170	2,610	2,689	3,195	3,557	7
<b>Over 2000m2 GFA</b>							
Generally (25)	2,397	1,969	-	2,488	-	2,641	4
Steel framed (30)	2,346	1,724	-	2,488	-	2,682	4
Concrete framed (50)	1,730	-	-	-	-	-	1
Brick construction (50)	1,297	-	-	-	-	-	1
Timber framed (15)	2,641	-	-	-	-	-	1
<b>562.1 Sports centres/recreational centres</b>							
Generally (15)	2,334	1,087	1,912	2,265	2,633	3,982	17
Up to 500m2 GFA (15)	2,621	1,789	-	2,358	-	3,982	4
500 to 2000m2 GFA (15)	2,446	1,846	2,265	2,291	2,633	3,442	9
Over 2000m2 GFA (15)	1,794	1,087	-	2,001	-	2,086	4
810. Housing, mixed developments (15)	1,563	794	1,365	1,519	1,707	3,551	1226
<b>810.1 Estate housing</b>							
Generally (15)	1,561	755	1,332	1,505	1,707	5,409	1548
Single storey (15)	1,754	997	1,486	1,688	1,957	5,409	251
2-storey (15)	1,510	755	1,314	1,471	1,649	3,272	1195
3-storey (15)	1,608	973	1,297	1,547	1,811	3,231	97
4-storey or above (15)	3,283	1,594	2,637	2,945	4,384	4,853	5
810.11 Estate housing detached (15)	2,017	1,172	1,509	1,720	2,032	5,409	21
<b>810.12 Estate housing semi detached</b>							
Generally (15)	1,557	923	1,339	1,525	1,710	2,879	365
Single storey (15)	1,736	1,153	1,491	1,710	1,920	2,879	74
2-storey (15)	1,513	923	1,334	1,486	1,659	2,605	278
3-storey (15)	1,479	1,107	1,179	1,452	1,587	2,261	13
<b>810.13 Estate housing terraced</b>							
Generally (15)	1,609	973	1,329	1,517	1,774	4,853	298
Single storey (15)	1,810	1,206	1,538	1,703	2,079	2,558	29
2-storey (15)	1,550	981	1,309	1,489	1,711	3,272	221
3-storey (15)	1,629	973	1,291	1,518	1,804	3,231	46
4-storey or above (10)	4,618	4,384	-	-	-	4,853	2
<b>816. Flats (apartments)</b>							
Generally (15)	1,834	909	1,525	1,748	2,069	6,307	878
1-2 storey (15)	1,735	1,074	1,479	1,660	1,926	3,099	207

Building function (Maximum age of projects)	£/m <sup>2</sup> gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
3-5 storey (15)	1,807	909	1,522	1,735	2,052	3,834	571
6 storey or above (15)	2,206	1,347	1,796	2,062	2,382	6,307	97
<b>843. Supported housing</b>							
Generally (15)	1,974	1,019	1,654	1,841	2,191	4,024	135
Single storey (15)	2,284	1,416	1,819	2,243	2,431	4,024	19
2-storey (15)	1,968	1,019	1,650	1,786	2,176	3,502	41
3-storey (15)	1,813	1,021	1,647	1,745	2,007	2,696	47
4-storey or above (15)	2,033	1,242	1,640	1,882	2,089	3,882	25
843.1 Supported housing with shops, restaurants or the like (15)	1,886	1,216	1,596	1,804	1,981	3,166	31
852. Hotels (15)	2,577	1,452	2,109	2,502	3,090	3,750	18
856.2 Students' residences, halls of residence, etc (15)	2,364	1,338	2,108	2,364	2,600	3,812	59

## Appendix 6 - Site details and appraisal inputs



1	2	3	4	5	6	7	8	13	14	15	16	17
B&NES LOCAL PLAN VIABILITY						Years 1 - 5						
Site ref	Typology description	Gross Site area	Net site area	Site coverage	Heights	No of Houses	No of Flats	Resi costs Houses	Resi costs Flats	GIA Houses	GIA flats	
1	Edgware underground & bus stations (Edgware Growth Area)	8.17	8.17	44%	7	-	2,317	2,706	2,206	-	208,253	
2	North London Business Park (Major Transport Infrastructure)	16.49	16.49	31%	3	-	1,350	2,706	1,807	-	121,325	
3	Sainsburys The Hyde (Major Thoroughfare)	3.18	3.18	40%	10	-	1,310	2,706	2,206	-	117,730	
4	Broadway Retail Park (Cricklewood Growth Area)	2.77	2.77	60%	6	-	1,008	2,706	2,206	-	90,585	
5	Public Health England	4.77	4.77	45%	4	-	795	2,706	1,807	-	71,448	
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	6.74	6.74	28%	4	-	556	2,706	1,807	-	49,965	
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	4.12	4.12	26%	4	-	478	2,706	1,807	-	42,945	
8	Allum Way (Whetstone Town Centre)	4.27	4.27	21%	5	-	445	2,706	2,206	-	39,998	
9	Tesco Coppetts Centre (Major Thoroughfares)	3.12	3.12	33%	5	-	397	2,706	1,807	-	35,693	
10	Edgware Hospital (Major Thoroughfare)	2.87	2.87	23%	5	-	365	2,706	2,206	-	32,808	
11	Woodside Park Station West (Existing Transport Infrastructure)	1.37	1.37	58%	4	-	356	2,270	1,807	-	31,990	
12	Great North Leisure Park (Major Thoroughfare)	3.45	3.45	37%	4	-	352	2,270	1,807	-	31,645	
13	High Barnet Station (Chipping Barnet Town Centre)	1.50	1.50	32%	6	-	293	2,270	2,206	-	26,328	
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	0.99	0.99	39%	8	-	280	2,270	2,206	-	25,165	
15	Watchtower House & Kingdom Hall(Mill Hill Growth Area)	7.31	7.31	9%	3	-	224	2,706	1,807	-	20,150	
16	Finchley House (key site 3) (North Finchley Town Centre)	0.62	0.62	51%	7	-	202	2,270	2,206	-	18,170	
17	Army Reserve Depot (Chipping Barnet Town Centre)	1.26	1.26	30%	5	-	192	2,270	2,206	-	17,265	
18	McDonald's Restaurant	0.48	0.48	52%	7	-	175	2,270	2,206	-	15,738	
19	744-776 High Rd (North Finchley Town Centre)	0.54	0.54	45%	8	-	175	2,270	2,206	-	15,738	
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	0.85	0.85	40%	6	-	170	2,270	2,206	-	15,285	
21	KFC/ Burger King Restaurant	0.44	0.44	52%	7	-	162	2,270	2,206	-	14,575	
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	1.47	1.47	27%	4	-	160	2,270	1,807	-	14,380	
23	Whalebones Park	2.20	2.20	20%	3	-	150	2,270	1,807	-	13,475	
24	Danegrove Former Playing Field	0.87	0.87	43%	4	-	148	2,270	1,807	-	13,305	
25	East Finchley station carpark (East Finchley Town Centre)	0.74	0.74	38%	6	-	135	2,270	2,206	-	12,143	
26	Beacon Bingo (Cricklewood Growth Area)	0.47	0.47	45%	8	-	133	1,093	2,206	-	11,948	
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	0.73	0.73	28%	7	-	133	1,093	2,206	-	11,948	
28	309-319 Ballards Lane (North Finchley Town Centre)	0.40	0.40	55%	6	-	130	1,093	2,206	-	11,690	
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	0.81	0.81	35%	4	-	128	1,093	1,807	-	11,495	
30	Mill Hill East Station (Mill Hill Growth Area)	1.24	1.24	15%	6	-	128	1,093	2,206	-	11,495	
31	IBSA House (Mill Hill Growth Area)	2.08	2.08	22%	3	-	125	1,748	1,807	-	11,238	
32	45-69 East Barnet Rd (New Barnet town centre)	0.60	0.60	39%	6	-	110	1,748	2,206	-	9,880	
33	Watford Way & Bunns Lane (Major Thoroughfare)	0.86	0.86	27%	4	-	105	1,748	1,807	-	9,428	
34	Woodside Park Station east (Existing Transport Infrastructure)	0.46	0.46	31%	6	-	95	1,748	2,206	-	8,548	
35	Ravensfield House (Middlesex University and The Burroughs)	0.36	0.36	39%	6	-	85	1,748	2,206	-	7,643	
36	Kingmaker House (New Barnet Town Centre)	0.26	0.26	44%	6	-	61	1,748	2,206	-	5,468	
37	Central House (Finchley/ Church End Town Centre)	0.15	0.15	50%	7	-	48	1,748	2,206	-	4,305	
38	Bunns Lane Carpark (Mill Hill Town Centre)	0.33	0.33	32%	6	-	43	1,748	2,206	-	3,853	
39	Usher Hall(Middlesex University and The Burroughs)	0.44	0.44	20%	4	-	39	1,748	1,807	-	3,505	
40	Fayer's Building Yard & Church (New Barnet Town Centre)	0.21	0.21	38%	4	-	25	1,748	1,807	-	2,238	
41	East Finchley substation (East Finchley Town Centre)	0.19	0.19	36%	4	-	29	1,748	1,807	-	2,600	
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	0.09	0.09	46%	5	-	23	1,748	1,807	-	2,068	
43	The Burroughs carpark (Middlesex University and The Burroughs)	0.13	0.13	36%	4	-	21	1,748	1,807	-	1,873	
44	Park House (East Finchley Town Centre)	0.20	0.20	35%	4	-	19	1,748	1,807	-	1,723	
45	Mill Hill Library	0.17	0.17	40%	5	-	19	1,748	2,206	-	1,723	
46	Osidge Lane Community Halls	0.45	0.45	27%	2	-	16	1,748	1,807	-	1,420	
47	PDSA and Fuller St car park	0.32	0.32	33%	4	-	16	1,748	1,807	-	1,420	
48	East Barnet Library	0.16	0.16	36%	4	-	12	1,748	1,807	-	1,073	
49	Burroughs Gardens Carpark(Middlesex University and The Burroughs)	0.06	0.06	33%	4	-	9	1,748	1,807	-	818	
50	Manor Park Road carpark	0.08	0.08	30%	3	-	7	1,748	1,807	-	621	













1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157
B&NES LC Investment sale (QUARTERS)												Resi sales period (qtrs)	Sales period start	Area	On-site AH	% AH rented
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	32	32	32	32	32	32	32	32	32	32		27.00	10	0.00%	35%	60%
2	22	22	22	22	22	22	22	22	22	22		16.00	10	0.00%	35%	60%
3	22	22	22	22	22	22	22	22	22	22		16.00	10	0.00%	35%	60%
4	20	20	20	20	20	20	20	20	20	20		14.00	10	0.00%	35%	60%
5	17	17	17	17	17	17	17	17	17	17		12.00	10	0.00%	35%	60%
6	14	14	14	14	14	14	14	14	14	14		8.00	10	0.00%	35%	60%
7	13	13	13	13	13	13	13	13	13	13		8.00	10	0.00%	35%	60%
8	13	13	13	13	13	13	13	13	13	13		8.00	10	0.00%	35%	60%
9	12	12	12	12	12	12	12	12	12	12		8.00	10	0.00%	35%	60%
10	12	12	12	12	12	12	12	12	12	12		8.00	10	0.00%	35%	60%
11	12	12	12	12	12	12	12	12	12	12		8.00	10	0.00%	35%	60%
12	12	12	12	12	12	12	12	12	12	12		8.00	10	0.00%	35%	60%
13	11	11	11	11	11	11	11	11	11	11		8.00	10	0.00%	35%	60%
14	11	11	11	11	11	11	11	11	11	11		8.00	10	0.00%	35%	60%
15	10	10	10	10	10	10	10	10	10	10		8.00	10	0.00%	35%	60%
16	10	10	10	10	10	10	10	10	10	10		7.00	10	0.00%	35%	60%
17	10	10	10	10	10	10	10	10	10	10		7.00	10	0.00%	35%	60%
18	10	10	10	10	10	10	10	10	10	10		7.00	10	0.00%	35%	60%
19	10	10	10	10	10	10	10	10	10	10		6.00	10	0.00%	35%	60%
20	10	10	10	10	10	10	10	10	10	10		6.00	10	0.00%	35%	60%
21	10	10	10	10	10	10	10	10	10	10		6.00	10	0.00%	35%	60%
22	10	10	10	10	10	10	10	10	10	10		6.00	10	0.00%	35%	60%
23	10	10	10	10	10	10	10	10	10	10		6.00	8	0.00%	35%	60%
24	10	10	10	10	10	10	10	10	10	10		5.00	10	0.00%	35%	60%
25	10	10	10	10	10	10	10	10	10	10		5.00	10	0.00%	35%	60%
26	10	10	10	10	10	10	10	10	10	10		5.00	8	0.00%	35%	60%
27	10	10	10	10	10	10	10	10	10	10		5.00	8	0.00%	35%	60%
28	10	10	10	10	10	10	10	10	10	10		5.00	10	0.00%	35%	60%
29	10	10	10	10	10	10	10	10	10	10		5.00	10	0.00%	35%	60%
30	10	10	10	10	10	10	10	10	10	10		5.00	10	0.00%	35%	60%
31	10	10	10	10	10	10	10	10	10	10		5.00	10	0.00%	35%	60%
32	10	10	10	10	10	10	10	10	10	10		4.00	10	0.00%	35%	60%
33	10	10	10	10	10	10	10	10	10	10		4.00	10	0.00%	35%	60%
34	10	10	10	10	10	10	10	10	10	10		3.00	10	0.00%	35%	60%
35	10	10	10	10	10	10	10	10	10	10		3.00	10	0.00%	35%	60%
36	10	10	10	10	10	10	10	10	10	10		2.00	10	0.00%	35%	60%
37	10	10	10	10	10	10	10	10	10	10		2.00	10	0.00%	35%	60%
38	10	10	10	10	10	10	10	10	10	10		2.00	6	0.00%	35%	60%
39	10	10	10	10	10	10	10	10	10	10		2.00	6	0.00%	35%	60%
40	10	10	10	10	10	10	10	10	10	10		1.00	6	0.00%	35%	60%
41	10	10	10	10	10	10	10	10	10	10		1.00	6	0.00%	35%	60%
42	10	10	10	10	10	10	10	10	10	10		1.00	6	0.00%	35%	60%
43	10	10	10	10	10	10	10	10	10	10		1.00	6	0.00%	35%	60%
44	10	10	10	10	10	10	10	10	10	10		1.00	6	0.00%	35%	60%
45	10	10	10	10	10	10	10	10	10	10		1.00	6	0.00%	35%	60%
46	10	10	10	10	10	10	10	10	10	10		1.00	6	0.00%	35%	60%
47	10	10	10	10	10	10	10	10	10	10		1.00	6	0.00%	35%	60%
48	10	10	10	10	10	10	10	10	10	10		1.00	6	0.00%	35%	60%
49	10	10	10	10	10	10	10	10	10	10		1.00	6	0.00%	0%	60%
50	10	10	10	10	10	10	10	10	10	10		1.00	6	0.00%	0%	60%

## Appendix 7 - Appraisal results

**LB BARNET LOCAL PLAN VIABILITY**

Values: £6,544 60% 40%

BLV: SECONDARY OFFICES			Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£57.808	£38.112	£18.096	£2.500	£13.025	£23.617	£45.276	
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£102.888	£88.586	£74.185	£59.784	£52.584	£45.383	£30.982	
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£37.435	£24.490	£11.545	£1.420	£8.057	£14.707	£28.167	
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£28.211	£18.104	£7.998	£2.225	£7.411	£12.620	£23.169	
5 Public Health England	795	£48.89	£61.847	£53.254	£44.661	£36.067	£31.771	£27.474	£18.881	
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£51.323	£44.997	£38.671	£32.344	£29.181	£26.018	£19.692	
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£40.622	£35.238	£29.853	£24.468	£21.776	£19.084	£13.697	
8 Allum Way (Whetstone Town Centre)	445	£43.77	£12.182	£7.502	£2.784	£1.961	£4.353	£6.745	£11.602	
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£34.978	£30.547	£26.116	£21.685	£19.470	£17.254	£12.823	
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£9.717	£5.913	£2.083	£1.772	£3.714	£5.656	£9.602	
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£29.826	£25.854	£21.883	£17.912	£15.926	£13.940	£9.964	
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£27.094	£23.165	£19.237	£15.305	£13.332	£11.359	£7.412	
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£7.471	£4.446	£1.404	£1.661	£3.203	£4.749	£7.882	
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£6.517	£3.617	£0.709	£2.229	£3.704	£5.190	£8.185	
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£17.838	£15.388	£12.937	£10.486	£9.261	£8.033	£5.571	
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£4.866	£2.752	£0.639	£1.496	£2.569	£3.656	£5.832	
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£6.472	£4.464	£2.456	£0.447	£0.565	£1.583	£3.640	
18 McDonald's Restaurant	175	£4.92	£5.799	£3.969	£2.138	£0.308	£0.616	£1.545	£3.421	
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£5.485	£3.622	£1.759	£0.105	£1.050	£2.005	£3.920	
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£6.216	£4.407	£2.597	£0.788	£0.119	£1.036	£2.894	
21 KFC/ Burger King Restaurant	162	£4.51	£5.663	£3.938	£2.213	£0.487	£0.381	£1.257	£3.031	
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£13.771	£11.947	£10.122	£8.297	£7.384	£6.472	£4.647	
23 Whalebones Park	150	£22.55	£14.126	£12.281	£10.435	£8.590	£7.667	£6.744	£4.899	
24 Danegrove Former Playing Field	148	£8.92	£12.984	£11.261	£9.537	£7.814	£6.950	£6.085	£4.355	
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£5.675	£4.212	£2.748	£1.285	£0.553	£0.183	£1.685	
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£1.503	£0.061	£1.657	£3.254	£4.052	£4.850	£6.447	
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£5.808	£4.253	£2.699	£1.144	£0.366	£0.422	£2.018	
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£4.036	£2.628	£1.219	£0.197	£0.920	£1.644	£3.090	
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£11.218	£9.729	£8.239	£6.750	£6.004	£5.257	£3.762	
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£3.658	£2.272	£0.887	£0.514	£1.225	£1.936	£3.359	
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£12.533	£11.078	£9.622	£8.166	£7.438	£6.711	£5.255	
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£4.776	£3.563	£2.350	£1.133	£0.520	£0.094	£1.336	
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£9.421	£8.174	£6.926	£5.678	£5.054	£4.430	£3.182	
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£3.058	£1.981	£0.904	£0.175	£0.722	£1.268	£2.360	
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£1.934	£0.971	£0.008	£0.968	£1.457	£1.945	£2.922	
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£2.293	£1.593	£0.893	£0.193	£0.159	£0.514	£1.224	
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£1.709	£1.158	£0.607	£0.055	£0.223	£0.503	£1.062	
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£1.567	£0.997	£0.427	£0.144	£0.433	£0.722	£1.300	
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£4.211	£3.675	£3.140	£2.604	£2.336	£2.068	£1.532	
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£1.985	£1.644	£1.302	£0.957	£0.783	£0.609	£0.256	
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£3.201	£2.889	£2.578	£2.267	£2.110	£1.952	£1.635	
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£2.484	£2.168	£1.852	£1.536	£1.378	£1.220	£0.904	
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£2.249	£1.963	£1.677	£1.390	£1.247	£1.104	£0.818	
44 Park House (East Finchley Town Centre)	19	£2.05	£1.228	£0.960	£0.691	£0.419	£0.282	£0.144	£0.136	
45 Mill Hill Library	19	£1.74	£0.612	£0.874	£1.136	£1.398	£1.529	£1.660	£1.922	
46 Osidge Lane Community Halls	16	£4.61	£0.961	£0.741	£0.517	£0.292	£0.179	£0.064	£0.167	
47 PDSA and Fuller St car park	16	£3.28	£0.550	£0.783	£1.015	£1.247	£1.363	£1.480	£1.712	
48 East Barnet Library	12	£1.64	£0.391	£0.219	£0.048	£0.125	£0.212	£0.299	£0.473	
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£0.953	£0.953	£0.953	£0.953	£0.953	£0.953	£0.953	
50 Manor Park Road carpark	7	£0.82	£0.746	£0.746	£0.746	£0.746	£0.746	£0.746	£0.746	

Site area (£m)	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
8.17	£10.25	£7.08	£4.66	£2.21	£0.31	£1.59	£2.89	£5.54	
16.49	£10.25	£6.24	£5.37	£4.50	£3.63	£3.19	£2.75	£1.88	
3.18	£10.25	£11.77	£7.70	£3.63	£0.45	£2.53	£4.62	£8.86	
2.77	£10.25	£10.18	£6.54	£2.89	£0.80	£2.68	£4.56	£8.36	
4.77	£10.25	£12.97	£11.16	£9.36	£7.56	£6.66	£5.76	£3.96	
6.74	£10.25	£7.61	£6.68	£5.74	£4.80	£4.33	£3.86	£2.92	
4.12	£10.25	£9.86	£8.55	£7.25	£5.94	£5.29	£4.63	£3.32	
4.27	£10.25	£2.85	£1.76	£0.65	£0.46	£1.02	£1.58	£2.72	
3.12	£10.25	£11.21	£9.79	£8.37	£6.95	£6.24	£5.53	£4.11	
2.87	£10.25	£3.39	£2.06	£0.73	£0.62	£1.29	£1.97	£3.35	
1.37	£10.25	£21.77	£18.87	£15.97	£13.07	£11.62	£10.18	£7.27	
3.45	£10.25	£7.85	£6.71	£5.58	£4.44	£3.86	£3.29	£2.15	
1.50	£10.25	£4.98	£2.96	£0.94	£1.11	£2.14	£3.17	£5.25	
0.99	£10.25	£6.58	£3.65	£0.72	£2.25	£3.74	£5.24	£8.27	
7.31	£10.25	£2.44	£2.11	£1.77	£1.43	£1.27	£1.10	£0.76	
0.62	£10.25	£7.85	£4.44	£1.03	£2.41	£4.14	£5.90	£9.41	
1.26	£10.25	£5.14	£3.54	£1.95	£0.36	£0.45	£1.26	£2.89	
0.48	£10.25	£12.08	£8.27	£4.45	£0.64	£1.28	£3.22	£7.13	
0.54	£10.25	£10.16	£6.71	£3.26	£0.19	£1.94	£3.71	£7.26	
0.85	£10.25	£7.31	£5.18	£3.06	£0.93	£0.14	£1.22	£3.40	
0.44	£10.25	£12.87	£8.95	£5.03	£1.11	£0.87	£2.86	£6.89	
1.47	£10.25	£9.37	£8.13	£6.89	£5.64	£5.02	£4.40	£3.16	
2.20	£10.25	£6.42	£5.58	£4.74	£3.90	£3.49	£3.07	£2.23	
0.87	£10.25	£14.92	£12.94	£10.96	£8.98	£7.99	£6.99	£5.01	
0.74	£10.25	£7.67	£5.69	£3.71	£1.74	£0.75	£0.25	£2.28	
0.47	£10.25	£3.20	£0.13	£3.53	£6.92	£8.62	£10.32	£13.72	
0.73	£10.25	£7.96	£5.83	£3.70	£1.57	£0.50	£0.58	£2.77	
0.40	£10.25	£10.09	£6.57	£3.05	£0.49	£2.30	£4.11	£7.72	
0.81	£10.25	£13.85	£12.01	£10.17	£8.33	£7.41	£6.49	£4.65	
1.24	£10.25	£2.95	£1.83	£0.72	£0.41	£0.99	£1.56	£2.71	
2.08	£10.25	£6.03	£5.33	£4.63	£3.93	£3.58	£3.23	£2.53	
0.60	£10.25	£7.96	£5.94	£3.92	£1.89	£0.87	£0.16	£2.23	
0.86	£10.25	£10.96	£9.50	£8.05	£6.60	£5.88	£5.15	£3.70	
0.46	£10.25	£6.65	£4.31	£1.97	£0.38	£1.57	£2.76	£5.13	
0.36	£10.25	£5.37	£2.70	£0.02	£2.69	£4.05	£5.40	£8.12	
0.26	£10.25	£8.82	£6.13	£3.43	£0.74	£0.61	£1.98	£4.71	
0.15	£10.25	£11.39	£7.72	£4.04	£0.37	£1.49	£3.35	£7.08	
0.33	£10.25	£4.75	£3.02	£1.29	£0.44	£1.31	£2.19	£3.94	
0.44	£10.25	£9.57	£8.35	£7.14	£5.92	£5.31	£4.70	£3.48	
0.21	£10.25	£9.45	£7.83	£6.20	£4.56	£3.73	£2.90	£1.22	
0.19	£10.25	£16.85	£15.21	£13.57	£11.93	£11.10	£10.27	£8.60	
0.09	£10.25	£27.60	£24.09	£20.58	£17.07	£15.31	£13.55	£10.04	
0.13	£10.25	£17.30	£15.10	£12.90	£10.70	£9.60	£8.49	£6.29	
0.20	£10.25	£6.14	£4.80	£3.45	£2.09	£1.41	£0.72	£0.68	
0.17	£10.25	£3.60	£5.14	£6.68	£8.22	£8.99	£9.76	£11.30	
0.45	£10.25	£2.14	£1.65	£1.15	£0.65	£0.40	£0.14	£0.37	
0.32	£10.25	£1.72	£2.45	£3.17	£3.90	£4.26	£4.62	£5.35	
0.16	£10.25	£2.44	£1.37	£0.30	£0.78	£1.33	£1.87	£2.96	
0.06	£10.25	£15.89	£15.89	£15.89	£15.89	£15.89	£15.89	£15.89	
0.08	£10.25	£9.33	£9.33	£9.33	£9.33	£9.33	£9.33	£9.33	

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium









**LB BARNET LOCAL PLAN VIABILITY**

Values: £6,796 60% 40%

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£77.605	£56.202	£34.526	£12.416	£1.056	-£10.538	-£34.031
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£117.015	£101.420	£85.699	£69.859	£61.939	£54.019	£38.179
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£50.533	£36.320	£22.060	£7.801	£0.671	-£6.596	-£21.306
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£38.458	£27.327	£16.195	£5.064	-£0.564	-£6.276	-£17.800
5 Public Health England	795	£48.89	£70.442	£60.997	£51.543	£42.090	£37.363	£32.636	£23.182
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£57.588	£50.635	£43.683	£36.730	£33.253	£29.777	£22.824
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£46.007	£40.084	£34.161	£28.238	£25.276	£22.315	£16.392
8 Allum Way (Whetstone Town Centre)	445	£43.77	£16.954	£11.807	£6.652	£1.451	-£1.166	-£3.803	-£9.114
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£39.454	£34.575	£29.697	£24.818	£22.379	£19.939	£15.061
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£13.631	£9.447	£5.255	£1.028	-£1.100	-£3.243	-£7.561
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£33.837	£29.464	£25.092	£20.720	£18.533	£16.347	£11.975
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£31.062	£26.736	£22.411	£18.086	£15.923	£13.760	£9.418
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£10.612	£7.286	£3.950	£0.590	-£1.106	-£2.809	-£6.244
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£9.519	£6.341	£3.142	-£0.070	-£1.699	-£3.327	-£6.619
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£20.365	£17.661	£14.958	£12.255	£10.903	£9.551	£6.848
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£7.076	£4.741	£2.407	£0.072	-£1.110	-£2.294	-£4.694
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£8.547	£6.348	£4.136	£1.918	£0.808	-£0.305	-£2.559
18 McDonald's Restaurant	175	£4.92	£7.692	£5.688	£3.670	£1.648	£0.637	-£0.380	-£2.436
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£7.412	£5.357	£3.301	£1.245	£0.218	-£0.822	-£2.929
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£8.088	£6.091	£4.094	£2.098	£1.100	£0.101	-£1.931
21 KFC/ Burger King Restaurant	162	£4.51	£7.448	£5.544	£3.640	£1.736	£0.785	-£0.170	-£2.113
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£15.621	£13.611	£11.601	£9.591	£8.586	£7.581	£5.571
23 Whalebones Park	150	£22.55	£15.912	£13.888	£11.864	£9.840	£8.828	£7.816	£5.792
24 Danegrove Former Playing Field	148	£8.92	£14.709	£12.813	£10.917	£9.021	£8.073	£7.125	£5.227
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£7.172	£5.559	£3.946	£2.333	£1.526	£0.720	-£0.915
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£3.020	£1.314	-£0.409	-£2.161	-£3.038	-£3.914	-£5.666
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£7.326	£5.619	£3.913	£2.206	£1.353	£0.499	-£1.238
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£5.478	£3.925	£2.372	£0.819	£0.042	-£0.754	-£2.349
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£12.708	£11.070	£9.432	£7.794	£6.974	£6.155	£4.515
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£5.075	£3.548	£2.021	£0.494	-£0.278	-£1.062	-£2.630
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£13.990	£12.389	£10.787	£9.186	£8.385	£7.585	£5.983
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£6.003	£4.667	£3.332	£1.996	£1.328	£0.653	-£0.706
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£10.665	£9.293	£7.921	£6.548	£5.862	£5.176	£3.804
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£4.140	£2.955	£1.770	£0.584	-£0.008	-£0.609	-£1.811
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£2.902	£1.842	£0.782	-£0.282	-£0.819	-£1.356	-£2.431
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£2.989	£2.220	£1.450	£0.680	£0.295	-£0.091	-£0.871
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£2.257	£1.651	£1.045	£0.439	£0.136	-£0.169	-£0.784
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£2.086	£1.465	£0.843	£0.221	-£0.091	-£0.406	-£1.037
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£4.695	£4.111	£3.527	£2.943	£2.651	£2.359	£1.775
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£2.290	£1.922	£1.549	£1.176	£0.987	£0.797	£0.415
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£3.482	£3.143	£2.803	£2.464	£2.294	£2.123	£1.779
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£2.770	£2.425	£2.080	£1.736	£1.564	£1.391	£1.047
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£2.508	£2.196	£1.884	£1.572	£1.416	£1.260	£0.947
44 Park House (East Finchley Town Centre)	19	£2.05	£1.469	£1.177	£0.886	£0.590	£0.442	£0.293	-£0.010
45 Mill Hill Library	19	£1.74	-£0.375	-£0.661	-£0.946	-£1.232	-£1.375	-£1.518	-£1.803
46 Osidge Lane Community Halls	16	£4.61	£1.160	£0.920	£0.678	£0.434	£0.311	£0.187	-£0.063
47 PDSA and Fuller St car park	16	£3.28	-£0.343	-£0.596	-£0.849	-£1.102	-£1.229	-£1.355	-£1.608
48 East Barnet Library	12	£1.64	£0.542	£0.357	£0.171	-£0.017	-£0.111	-£0.206	-£0.396
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£1.064	£1.064	£1.064	£1.064	£1.064	£1.064	£1.064
50 Manor Park Road carpark	7	£0.82	£0.832	£0.832	£0.832	£0.832	£0.832	£0.832	£0.832

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
8.17	£10.25	£9.50	£6.88	£4.23	£1.52	£0.13	-£1.29	-£4.17	
16.49	£10.25	£7.10	£6.15	£5.20	£4.24	£3.76	£3.28	£2.32	
3.18	£10.25	£15.89	£11.42	£6.94	£2.45	£0.21	-£2.07	-£6.70	
2.77	£10.25	£13.88	£9.87	£5.85	£1.83	-£0.20	-£2.27	-£6.43	
4.77	£10.25	£14.77	£12.79	£10.81	£8.82	£7.83	£6.84	£4.86	
6.74	£10.25	£8.54	£7.51	£6.48	£5.45	£4.93	£4.42	£3.39	
4.12	£10.25	£11.17	£9.73	£8.29	£6.85	£6.14	£5.42	£3.98	
4.27	£10.25	£3.97	£2.77	£1.56	£0.34	-£0.27	-£0.89	-£2.13	
3.12	£10.25	£12.65	£11.08	£9.52	£7.95	£7.17	£6.39	£4.83	
2.87	£10.25	£4.75	£3.29	£1.83	£0.36	-£0.38	-£1.13	-£2.63	
1.37	£10.25	£24.70	£21.51	£18.32	£15.12	£13.53	£11.93	£8.74	
3.45	£10.25	£9.00	£7.75	£6.50	£5.24	£4.62	£3.99	£2.73	
1.50	£10.25	£7.07	£4.86	£2.63	£0.39	-£0.74	-£1.87	-£4.16	
0.99	£10.25	£9.62	£6.40	£3.17	-£0.07	-£1.72	-£3.36	-£6.69	
7.31	£10.25	£2.79	£2.42	£2.05	£1.68	£1.49	£1.31	£0.94	
0.62	£10.25	£11.41	£7.65	£3.88	£0.12	-£1.79	-£3.70	-£7.57	
1.26	£10.25	£6.78	£5.04	£3.28	£1.52	£0.64	-£0.24	-£2.03	
0.48	£10.25	£16.02	£11.85	£7.65	£3.43	£1.33	-£0.79	-£5.07	
0.54	£10.25	£13.73	£9.92	£6.11	£2.31	£0.40	-£1.52	-£5.42	
0.85	£10.25	£9.51	£7.17	£4.82	£2.47	£1.29	£0.12	-£2.27	
0.44	£10.25	£16.93	£12.60	£8.27	£3.95	£1.78	-£0.39	-£4.80	
1.47	£10.25	£10.63	£9.26	£7.89	£6.52	£5.84	£5.16	£3.79	
2.20	£10.25	£7.23	£6.31	£5.39	£4.47	£4.01	£3.55	£2.63	
0.87	£10.25	£16.91	£14.73	£12.55	£10.37	£9.28	£8.19	£6.01	
0.74	£10.25	£9.69	£7.51	£5.33	£3.15	£2.06	£0.97	-£1.24	
0.47	£10.25	£6.43	£2.80	-£0.87	-£4.60	-£6.46	-£8.33	-£12.06	
0.73	£10.25	£10.04	£7.70	£5.36	£3.02	£1.85	£0.68	-£1.70	
0.40	£10.25	£13.69	£9.81	£5.93	£2.05	£0.11	-£1.89	-£5.87	
0.81	£10.25	£15.69	£13.67	£11.64	£9.62	£8.61	£7.60	£5.57	
1.24	£10.25	£4.09	£2.86	£1.63	£0.40	-£0.22	-£0.86	-£2.12	
2.08	£10.25	£6.73	£5.96	£5.19	£4.42	£4.03	£3.65	£2.88	
0.60	£10.25	£10.00	£7.78	£5.55	£3.33	£2.21	£1.09	-£1.18	
0.86	£10.25	£12.40	£10.81	£9.21	£7.61	£6.82	£6.02	£4.42	
0.46	£10.25	£9.00	£6.42	£3.85	£1.27	-£0.02	-£1.32	-£3.94	
0.36	£10.25	£8.06	£5.12	£2.17	-£0.78	-£2.27	-£3.77	-£6.75	
0.26	£10.25	£11.50	£8.54	£5.58	£2.62	£1.14	-£0.35	-£3.35	
0.15	£10.25	£15.05	£11.01	£6.97	£2.93	£0.91	-£1.13	-£5.23	
0.33	£10.25	£6.32	£4.44	£2.55	£0.67	-£0.28	-£1.23	-£3.14	
0.44	£10.25	£10.67	£9.34	£8.02	£6.69	£6.02	£5.36	£4.03	
0.21	£10.25	£10.90	£9.15	£7.38	£5.60	£4.70	£3.80	£1.98	
0.19	£10.25	£18.33	£16.54	£14.75	£12.97	£12.07	£11.17	£9.36	
0.09	£10.25	£30.77	£26.95	£23.12	£19.29	£17.37	£15.46	£11.63	
0.13	£10.25	£19.29	£16.89	£14.49	£12.09	£10.89	£9.69	£7.29	
0.20	£10.25	£7.34	£5.89	£4.43	£2.95	£2.21	£1.46	-£0.05	
0.17	£10.25	-£2.21	-£3.89	-£5.57	-£7.25	-£8.09	-£8.93	-£10.61	
0.45	£10.25	£2.58	£2.04	£1.51	£0.96	£0.69	£0.42	-£0.14	
0.32	£10.25	-£1.07	-£1.86	-£2.65	-£3.44	-£3.84	-£4.23	-£5.03	
0.16	£10.25	£3.39	£2.23	£1.07	-£0.10	-£0.70	-£1.29	-£2.47	
0.06	£10.25	£17.73	£17.73	£17.73	£17.73	£17.73	£17.73	£17.73	
0.08	£10.25	£10.40	£10.40	£10.40	£10.40	£10.40	£10.40	£10.40	

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium











**LB BARNET LOCAL PLAN VIABILITY**

Values: £7,048 60% 40%

**BLV: SECONDARY OFFICES**

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£97.127	£73.967	£50.608	£26.883	£14.780	£2.439	£-22.970
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£131.024	£114.113	£97.112	£79.933	£71.294	£62.654	£45.375
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£63.484	£48.100	£32.576	£17.002	£9.215	£1.428	£-14.487
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£48.705	£36.549	£24.393	£12.237	£6.159	£0.044	£-12.455
5 Public Health England	795	£48.89	£78.958	£68.687	£58.416	£48.112	£42.955	£37.798	£27.484
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£63.853	£56.274	£48.694	£41.115	£37.326	£33.536	£25.957
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£51.392	£44.930	£38.469	£32.007	£28.776	£25.546	£19.084
8 Allum Way (Whetstone Town Centre)	445	£43.77	£21.726	£16.101	£10.477	£4.834	£1.992	£-0.862	£-6.627
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£43.929	£38.603	£33.277	£27.951	£25.288	£22.625	£17.299
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£17.545	£12.970	£8.395	£3.804	£1.492	£-0.831	£-5.520
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£37.848	£33.074	£28.301	£23.527	£21.141	£18.754	£13.980
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£35.029	£30.307	£25.585	£20.863	£18.502	£16.141	£11.419
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£13.753	£10.113	£6.473	£2.817	£0.978	£-0.873	£-4.606
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£12.521	£9.042	£5.564	£2.060	£0.302	£-1.476	£-5.054
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£22.892	£19.935	£16.979	£14.023	£12.545	£11.067	£8.111
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£9.259	£6.727	£4.175	£1.619	£0.342	£-0.949	£-3.557
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£10.621	£8.215	£5.808	£3.388	£2.174	£0.959	£-1.490
18 McDonald's Restaurant	175	£4.92	£9.583	£7.389	£5.196	£2.988	£1.881	£0.774	£-1.460
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£9.340	£7.091	£4.843	£2.594	£1.470	£0.346	£-1.938
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£9.950	£7.776	£5.592	£3.408	£2.316	£1.224	£-0.973
21 KFC/ Burger King Restaurant	162	£4.51	£9.227	£7.150	£5.068	£2.986	£1.945	£0.903	£-1.196
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£17.470	£15.275	£13.081	£10.886	£9.788	£8.691	£6.496
23 Whalebones Park	150	£22.55	£17.697	£15.495	£13.292	£11.089	£9.988	£8.887	£6.684
24 Danegrove Former Playing Field	148	£8.92	£16.434	£14.365	£12.297	£10.229	£9.194	£8.160	£6.092
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£8.669	£6.906	£5.143	£3.381	£2.499	£1.618	£-0.147
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£4.538	£2.680	£0.821	£-1.069	£-2.023	£-2.978	£-4.886
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£8.843	£6.985	£5.127	£3.268	£2.339	£1.410	£-0.458
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£6.919	£5.222	£3.525	£1.828	£0.979	£0.131	£-1.608
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£14.198	£12.411	£10.624	£8.837	£7.943	£7.050	£5.262
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£6.492	£4.823	£3.155	£1.486	£0.652	£-0.188	£-1.901
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£15.447	£13.700	£11.953	£10.206	£9.332	£8.459	£6.712
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£7.229	£5.771	£4.313	£2.855	£2.126	£1.397	£-0.076
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£11.909	£10.412	£8.916	£7.419	£6.671	£5.922	£4.426
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£5.222	£3.928	£2.635	£1.342	£0.695	£0.048	£-1.263
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£3.869	£2.712	£1.556	£0.399	£-0.181	£-0.768	£-1.941
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£3.686	£2.846	£2.007	£1.168	£0.748	£0.328	£-0.518
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£2.806	£2.145	£1.484	£0.823	£0.493	£0.162	£-0.506
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£2.606	£1.932	£1.258	£0.585	£0.248	£-0.090	£-0.773
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£5.180	£4.547	£3.915	£3.282	£2.966	£2.649	£2.017
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£2.594	£2.197	£1.796	£1.393	£1.190	£0.985	£0.574
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£3.764	£3.396	£3.029	£2.661	£2.477	£2.293	£1.922
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£3.055	£2.682	£2.309	£1.936	£1.749	£1.563	£1.190
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£2.767	£2.429	£2.091	£1.753	£1.584	£1.415	£1.077
44 Park House (East Finchley Town Centre)	19	£2.05	£1.707	£1.395	£1.079	£0.761	£0.601	£0.440	£0.114
45 Mill Hill Library	19	£1.74	£-0.138	£-0.448	£-0.757	£-1.066	£-1.221	£-1.376	£-1.685
46 Osidge Lane Community Halls	16	£4.61	£1.359	£1.099	£0.839	£0.575	£0.442	£0.310	£0.040
47 PDSA and Fuller St car park	16	£3.28	£-0.136	£-0.409	£-0.683	£-0.957	£-1.094	£-1.231	£-1.504
48 East Barnet Library	12	£1.64	£0.693	£0.495	£0.293	£0.091	£-0.010	£-0.113	£-0.318
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£1.174	£1.174	£1.174	£1.174	£1.174	£1.174	£1.174
50 Manor Park Road carpark	7	£0.82	£0.918	£0.918	£0.918	£0.918	£0.918	£0.918	£0.918

Site area (£m)	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£11.89	£9.05	£6.19	£3.29	£1.81	£0.30	£-2.81
16.49	£10.25	£7.95	£6.92	£5.89	£4.85	£4.32	£3.80	£2.75
3.18	£10.25	£19.96	£15.13	£10.24	£5.35	£2.90	£0.45	£-4.56
2.77	£10.25	£17.58	£13.19	£8.81	£4.42	£2.22	£0.02	£-4.50
4.77	£10.25	£16.55	£14.40	£12.25	£10.09	£9.01	£7.92	£5.76
6.74	£10.25	£9.47	£8.35	£7.22	£6.10	£5.54	£4.98	£3.85
4.12	£10.25	£12.47	£10.91	£9.34	£7.77	£6.98	£6.20	£4.63
4.27	£10.25	£5.09	£3.77	£2.45	£1.13	£0.47	£-0.20	£-1.55
3.12	£10.25	£14.08	£12.37	£10.67	£8.96	£8.11	£7.25	£5.54
2.87	£10.25	£6.11	£4.52	£2.93	£1.33	£0.52	£-0.29	£-1.92
1.37	£10.25	£27.63	£24.14	£20.66	£17.17	£15.43	£13.69	£10.20
3.45	£10.25	£10.15	£8.78	£7.42	£6.05	£5.36	£4.68	£3.31
1.50	£10.25	£9.17	£6.74	£4.32	£1.88	£0.65	£-0.58	£-3.07
0.99	£10.25	£12.65	£9.13	£5.62	£2.08	£0.31	£-1.49	£-5.10
7.31	£10.25	£3.13	£2.73	£2.32	£1.92	£1.72	£1.51	£1.11
6.02	£10.25	£14.93	£10.85	£6.73	£2.61	£0.55	£-1.53	£-5.74
1.26	£10.25	£8.43	£6.52	£4.61	£2.69	£1.73	£0.76	£-1.18
0.48	£10.25	£19.96	£15.39	£10.82	£6.22	£3.92	£1.61	£-3.04
0.54	£10.25	£17.30	£13.13	£8.97	£4.80	£2.72	£0.64	£-3.59
0.85	£10.25	£11.71	£9.15	£6.58	£4.01	£2.72	£1.44	£-1.14
0.44	£10.25	£20.97	£16.25	£11.52	£6.79	£4.42	£2.05	£-2.72
1.47	£10.25	£11.88	£10.39	£8.90	£7.41	£6.66	£5.91	£4.42
2.20	£10.25	£8.04	£7.04	£6.04	£5.04	£4.54	£4.04	£3.04
0.87	£10.25	£18.89	£16.51	£14.13	£11.76	£10.57	£9.38	£7.00
0.74	£10.25	£11.71	£9.33	£6.95	£4.57	£3.38	£2.19	£-0.20
0.47	£10.25	£9.66	£5.70	£1.75	£-2.27	£-4.31	£-6.34	£-10.40
0.73	£10.25	£12.11	£9.57	£7.02	£4.48	£3.20	£1.93	£-0.63
0.40	£10.25	£17.30	£13.05	£8.81	£4.57	£2.45	£0.33	£-4.02
0.81	£10.25	£17.53	£15.32	£13.12	£10.91	£9.81	£8.70	£6.50
1.24	£10.25	£5.24	£3.89	£2.54	£1.20	£0.53	£-0.15	£-1.53
2.08	£10.25	£7.43	£6.59	£5.75	£4.91	£4.49	£4.07	£3.23
0.60	£10.25	£12.05	£9.62	£7.19	£4.76	£3.54	£2.33	£-0.13
0.86	£10.25	£13.85	£12.11	£10.37	£8.63	£7.76	£6.89	£5.15
0.46	£10.25	£11.35	£8.54	£5.73	£2.92	£1.51	£0.10	£-2.75
0.36	£10.25	£10.75	£7.53	£4.32	£1.11	£-0.50	£-2.13	£-5.39
0.26	£10.25	£14.18	£10.95	£7.72	£4.49	£2.88	£1.26	£-1.99
0.15	£10.25	£18.70	£14.30	£9.89	£5.49	£3.28	£1.08	£-3.37
0.33	£10.25	£7.90	£5.85	£3.81	£1.77	£0.75	£-0.27	£-2.34
0.44	£10.25	£11.77	£10.33	£8.90	£7.46	£6.74	£6.02	£4.58
0.21	£10.25	£12.35	£10.46	£8.55	£6.63	£5.67	£4.69	£2.73
0.19	£10.25	£19.81	£17.87	£15.94	£14.00	£13.04	£12.07	£10.11
0.09	£10.25	£33.95	£29.80	£25.66	£21.51	£19.44	£17.36	£13.22
0.13	£10.25	£21.28	£18.68	£16.08	£13.48	£12.18	£10.88	£8.28
0.20	£10.25	£8.54	£6.97	£5.39	£3.81	£3.00	£2.20	£0.57
0.17	£10.25	£-0.81	£-2.63	£-4.45	£-6.27	£-7.18	£-8.09	£-9.91
0.45	£10.25	£3.02	£2.44	£1.86	£1.28	£0.98	£0.69	£0.09
0.32	£10.25	£-0.42	£-1.28	£-2.13	£-2.99	£-3.42	£-3.85	£-4.70
0.16	£10.25	£4.33	£3.09	£1.83	£0.57	£-0.06	£-0.70	£-1.99
0.06	£10.25	£19.57	£19.57	£19.57	£19.57	£19.57	£19.57	£19.57
0.08	£10.25	£11.47	£11.47	£11.47	£11.47	£11.47	£11.47	£11.47

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium











**LB BARNET LOCAL PLAN VIABILITY**

Values: £7,299 60% 40%

BLV: SECONDARY OFFICES		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Edgware underground & bus stations (Edgware Growth A	2,317	£83.74	£116.438	£91.511	£66.406	£41.013	£28.133	£15.061	£12.071	
2 North London Business Park (Major Transport Infrastruct	1,350	£169.02	£144.907	£126.706	£108.403	£89.962	£80.649	£71.289	£52.571	
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£76.304	£59.753	£43.071	£26.203	£17.759	£9.314	£-7.728	
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£58.914	£45.771	£32.591	£19.410	£12.820	£6.229	£-7.166	
5 Public Health England	795	£48.89	£87.474	£76.351	£65.229	£54.106	£48.545	£42.960	£31.786	
6 Finchley Central Station (Finchley Central/ Church End T	556	£69.09	£70.118	£61.912	£53.706	£45.501	£41.398	£37.295	£29.089	
7 Douglas Bader Park Estate (Estate Regeneration and Inf	478	£42.23	£56.777	£49.776	£42.776	£35.776	£32.276	£28.776	£21.776	
8 Allum Way (Whetstone Town Centre)	445	£43.77	£26.498	£20.396	£14.294	£8.192	£5.134	£2.051	£-4.175	
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£48.404	£42.631	£36.857	£31.084	£28.197	£25.310	£19.536	
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£21.459	£16.493	£11.527	£6.561	£4.070	£1.560	£-3.509	
11 Woodside Park Station West (Existing Transport Infrastru	356	£14.04	£41.859	£36.685	£31.510	£26.335	£23.748	£21.160	£15.986	
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£38.997	£33.878	£28.760	£23.641	£21.081	£18.522	£13.403	
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£16.894	£12.940	£8.986	£5.032	£3.046	£1.048	£-2.990	
14 Tally Ho Triangle (key site 1) (North Finchley Town Centr	280	£10.15	£15.524	£11.744	£7.965	£4.186	£2.279	£0.369	£-3.500	
15 Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£74.93	£25.418	£22.209	£19.001	£15.792	£14.187	£12.583	£9.374	
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£11.443	£8.692	£5.941	£3.167	£1.778	£0.390	£-2.420	
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£12.696	£10.082	£7.468	£4.854	£3.539	£2.220	£-0.425	
18 McDonald's Restaurant	175	£4.92	£11.474	£9.091	£6.708	£4.326	£3.125	£1.923	£-0.489	
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£11.247	£8.824	£6.384	£3.943	£2.723	£1.502	£-0.952	
20 Tesco Finchley (Central Finchley/ Church End Town Cen	170	£8.71	£11.800	£9.446	£7.089	£4.718	£3.533	£2.347	£-0.024	
21 KFC/ Burger King Restaurant	162	£4.51	£10.991	£8.747	£6.496	£4.235	£3.105	£1.974	£-0.291	
22 Watling Avenue carpark & market (Burnt Oak Town Cent	160	£15.07	£19.320	£16.940	£14.560	£12.180	£10.990	£9.801	£7.421	
23 Whalebones Park	150	£22.55	£19.483	£17.101	£14.720	£12.339	£11.149	£9.958	£7.577	
24 Danegrove Former Playing Field	148	£8.92	£18.159	£15.918	£13.677	£11.436	£10.315	£9.195	£6.954	
25 East Finchley station carpark (East Finchley Town Centre	135	£7.59	£10.166	£8.253	£6.341	£4.429	£3.472	£2.516	£0.604	
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£6.055	£4.045	£2.035	£0.023	£-1.009	£-2.042	£-4.106	
27 811 High Rd & Lodge Lane carpark (North Finchley Town	133	£7.48	£10.361	£8.351	£6.341	£4.330	£3.325	£2.320	£0.310	
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£8.360	£6.519	£4.678	£2.837	£1.916	£0.995	£-0.867	
29 Colindeep Lane (adjacent to Northern Line) (Colindale Gr	128	£8.30	£15.688	£13.752	£11.816	£9.880	£8.912	£7.944	£6.008	
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£7.909	£6.099	£4.288	£2.478	£1.573	£0.667	£-1.173	
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£16.904	£15.011	£13.118	£11.225	£10.279	£9.333	£7.440	
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£8.456	£6.875	£5.294	£3.714	£2.923	£2.133	£0.547	
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£13.152	£11.531	£9.910	£8.289	£7.479	£6.668	£5.047	
34 Woodside Park Station east (Existing Transport Infrastruc	95	£4.72	£6.294	£4.902	£3.500	£2.099	£1.398	£0.697	£-0.714	
35 Ravensfield House (Middlesex University and The Burrou	85	£3.69	£4.836	£3.583	£2.330	£1.076	£0.450	£-0.179	£-1.450	
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£4.382	£3.473	£2.564	£1.655	£1.201	£0.746	£-0.165	
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£3.354	£2.638	£1.922	£1.207	£0.849	£0.491	£-0.228	
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£3.121	£2.400	£1.674	£0.948	£0.586	£0.223	£-0.510	
39 Usher Hall(Middlesex University and The Burroughs)	39	£4.51	£5.664	£4.983	£4.302	£3.621	£3.281	£2.940	£2.259	
40 Fayer's Building Yard & Church (New Barnet Town Centr	25	£2.15	£2.899	£2.471	£2.042	£1.609	£1.392	£1.173	£0.732	
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£4.045	£3.650	£3.254	£2.858	£2.660	£2.462	£2.064	
42 Egerton Gardens carpark (Middlesex University and The	23	£0.92	£3.341	£2.939	£2.538	£2.136	£1.935	£1.734	£1.332	
43 The Burroughs carpark (Middlesex University and The Bu	21	£1.33	£3.026	£2.662	£2.298	£1.934	£1.752	£1.570	£1.206	
44 Park House (East Finchley Town Centre)	19	£2.05	£1.945	£1.611	£1.272	£0.932	£0.760	£0.587	£0.238	
45 Mill Hill Library	19	£1.74	£0.094	£-0.235	£-0.568	£-0.901	£-1.067	£-1.233	£-1.566	
46 Osidge Lane Community Halls	16	£4.61	£1.555	£1.278	£0.998	£0.716	£0.573	£0.431	£0.142	
47 PDSA and Fuller St car park	16	£3.28	£0.071	£-0.223	£-0.517	£-0.812	£-0.959	£-1.106	£-1.401	
48 East Barnet Library	12	£1.64	£0.844	£0.631	£0.416	£0.198	£0.090	£-0.019	£-0.240	
49 Burroughs Gardens Carpark(Middlesex University and Th	9	£0.62	£1.285	£1.285	£1.285	£1.285	£1.285	£1.285	£1.285	
50 Manor Park Road carpark	7	£0.82	£1.004	£1.004	£1.004	£1.004	£1.004	£1.004	£1.004	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
8.17	£10.25	£14.25	£11.20	£8.13	£5.02	£3.44	£1.84	£-1.48	
16.49	£10.25	£8.79	£7.68	£6.57	£5.46	£4.89	£4.32	£3.19	
3.18	£10.25	£23.99	£18.79	£13.54	£8.24	£5.58	£2.93	£-2.43	
2.77	£10.25	£21.27	£16.52	£11.77	£7.01	£4.63	£2.25	£-2.59	
4.77	£10.25	£18.34	£16.01	£13.67	£11.34	£10.18	£9.01	£6.66	
6.74	£10.25	£10.40	£9.19	£7.97	£6.75	£6.14	£5.53	£4.32	
4.12	£10.25	£13.78	£12.08	£10.38	£8.68	£7.83	£6.98	£5.29	
4.27	£10.25	£6.21	£4.78	£3.35	£1.92	£1.20	£0.48	£-0.98	
3.12	£10.25	£15.51	£13.66	£11.81	£9.96	£9.04	£8.11	£6.26	
2.87	£10.25	£7.48	£5.75	£4.02	£2.29	£1.42	£0.54	£-1.22	
1.37	£10.25	£30.55	£26.78	£23.00	£19.22	£17.33	£15.45	£11.67	
3.45	£10.25	£11.30	£9.82	£8.34	£6.85	£6.11	£5.37	£3.88	
1.50	£10.25	£11.26	£8.63	£5.99	£3.35	£2.03	£0.70	£-1.99	
0.99	£10.25	£15.68	£11.86	£8.05	£4.23	£2.30	£0.37	£-3.54	
7.31	£10.25	£3.48	£3.04	£2.60	£2.16	£1.94	£1.72	£1.28	
0.62	£10.25	£18.46	£14.02	£9.58	£5.11	£2.87	£0.63	£-3.90	
1.26	£10.25	£10.08	£8.00	£5.93	£3.85	£2.81	£1.76	£-0.34	
0.48	£10.25	£23.90	£18.94	£13.98	£9.01	£6.51	£4.01	£-1.02	
0.54	£10.25	£20.83	£16.34	£11.82	£7.30	£5.04	£2.78	£-1.76	
0.85	£10.25	£13.88	£11.11	£8.34	£5.55	£4.16	£2.76	£-0.03	
0.44	£10.25	£24.98	£19.88	£14.76	£9.63	£7.06	£4.49	£-0.66	
1.47	£10.25	£13.14	£11.52	£9.90	£8.29	£7.48	£6.67	£5.05	
2.20	£10.25	£8.86	£7.77	£6.69	£5.61	£5.07	£4.53	£3.44	
0.87	£10.25	£20.87	£18.30	£15.72	£13.14	£11.86	£10.57	£7.99	
0.74	£10.25	£13.74	£11.15	£8.57	£5.98	£4.69	£3.40	£0.82	
0.47	£10.25	£12.88	£8.61	£4.33	£0.05	£-2.15	£-4.34	£-8.74	
0.73	£10.25	£14.19	£11.44	£8.69	£5.93	£4.56	£3.18	£0.43	
0.40	£10.25	£20.90	£16.30	£11.69	£7.09	£4.79	£2.49	£-2.17	
0.81	£10.25	£19.37	£16.98	£14.59	£12.20	£11.00	£9.81	£7.42	
1.24	£10.25	£6.38	£4.92	£3.46	£2.00	£1.27	£0.54	£-0.95	
2.08	£10.25	£8.13	£7.22	£6.31	£5.40	£4.94	£4.49	£3.58	
0.60	£10.25	£14.09	£11.46	£8.82	£6.19	£4.87	£3.55	£0.91	
0.86	£10.25	£15.29	£13.41	£11.52	£9.64	£8.70	£7.75	£5.87	
0.46	£10.25	£13.68	£10.66	£7.61	£4.56	£3.04	£1.52	£-1.55	
0.36	£10.25	£13.43	£9.95	£6.47	£2.99	£1.25	£-0.50	£-4.03	
0.26	£10.25	£16.85	£13.36	£9.86	£6.37	£4.62	£2.87	£-0.63	
0.15	£10.25	£22.36	£17.59	£12.82	£8.05	£5.66	£3.27	£-1.52	
0.33	£10.25	£9.46	£7.27	£5.07	£2.87	£1.77	£0.68	£-1.55	
0.44	£10.25	£12.87	£11.33	£9.78	£8.23	£7.46	£6.68	£5.13	
0.21	£10.25	£13.81	£11.77	£9.73	£7.66	£6.63	£5.59	£3.49	
0.19	£10.25	£21.29	£19.21	£17.12	£15.04	£14.00	£12.96	£10.87	
0.09	£10.25	£37.12	£32.66	£28.20	£23.73	£21.50	£19.27	£14.80	
0.13	£10.25	£23.27	£20.47	£17.68	£14.88	£13.48	£12.08	£9.28	
0.20	£10.25	£9.73	£8.05	£6.36	£4.66	£3.80	£2.93	£1.19	
0.17	£10.25	£0.56	£-1.38	£-3.34	£-5.30	£-6.28	£-7.26	£-9.21	
0.45	£10.25	£3.46	£2.84	£2.22	£1.59	£1.27	£0.96	£0.32	
0.32	£10.25	£0.22	£-0.70	£-1.62	£-2.54	£-3.00	£-3.46	£-4.38	
0.16	£10.25	£5.28	£3.94	£2.60	£1.24	£0.56	£-0.12	£-1.50	
0.06	£10.25	£21.41	£21.41	£21.41	£21.41	£21.41	£21.41	£21.41	
0.08	£10.25	£12.55	£12.55	£12.55	£12.55	£12.55	£12.55	£12.55	

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium









**LB BARNET LOCAL PLAN VIABILITY**

Values: £7,551 60% 40%

BLV: SECONDARY OFFICES		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£135.577	£108.871	£82.011	£54.921	£41.221	£27.355	-£1.227	
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£158.707	£139.201	£119.612	£99.887	£89.938	£79.925	£59.767	
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£89.011	£71.291	£53.451	£35.404	£26.302	£17.201	-£1.016	
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£69.035	£54.967	£40.788	£26.583	£19.480	£12.378	-£1.899	
5 Public Health England	795	£48.89	£95.957	£84.015	£72.041	£60.067	£54.080	£48.093	£36.087	
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£76.383	£67.551	£58.718	£49.886	£45.470	£41.054	£32.222	
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£62.146	£54.622	£47.084	£39.546	£35.776	£32.007	£24.469	
8 Allum Way (Whetstone Town Centre)	445	£43.77	£31.269	£24.690	£18.111	£11.533	£8.243	£4.951	-£1.724	
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£52.850	£46.640	£40.430	£34.216	£31.106	£27.995	£21.774	
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£25.373	£20.015	£14.658	£9.300	£6.822	£3.939	-£1.498	
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£45.865	£40.295	£34.719	£29.143	£26.355	£23.567	£17.991	
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£42.965	£37.450	£31.934	£26.418	£23.660	£20.903	£15.387	
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£20.034	£15.767	£11.499	£7.231	£5.097	£2.957	-£1.376	
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£18.526	£14.446	£10.367	£6.288	£4.248	£2.194	-£1.957	
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£27.945	£24.483	£21.022	£17.560	£15.830	£14.099	£10.637	
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£13.626	£10.656	£7.687	£4.714	£3.215	£1.716	-£1.300	
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£14.770	£11.949	£9.127	£6.306	£4.896	£3.480	£0.631	
18 McDonald's Restaurant	175	£4.92	£13.365	£10.793	£8.221	£5.649	£4.364	£3.072	£0.475	
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£13.152	£10.539	£7.925	£5.292	£3.755	£2.658	£0.255	
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£13.650	£11.112	£8.573	£6.028	£4.749	£3.470	£0.912	
21 KFC/ Burger King Restaurant	162	£4.51	£12.756	£10.335	£7.915	£5.484	£4.265	£3.045	£0.606	
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£21.168	£18.604	£16.040	£13.475	£12.193	£10.910	£8.345	
23 Whalebones Park	150	£22.55	£21.255	£18.701	£16.146	£13.589	£12.309	£11.029	£8.470	
24 Danegrove Former Playing Field	148	£8.92	£19.883	£17.470	£15.057	£12.643	£11.436	£10.230	£7.816	
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£11.662	£9.601	£7.539	£5.477	£4.445	£3.414	£1.352	
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£7.573	£5.411	£3.249	£1.087	£0.005	-£1.105	-£3.326	
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£11.876	£9.716	£7.554	£5.393	£4.312	£3.231	£1.069	
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£9.801	£7.816	£5.831	£3.845	£2.853	£1.860	-£0.127	
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£17.178	£15.093	£13.008	£10.923	£9.880	£8.838	£6.753	
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£9.326	£7.374	£5.422	£3.470	£2.494	£1.518	-£0.444	
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£18.360	£16.322	£14.284	£12.245	£11.226	£10.207	£8.168	
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£9.683	£7.979	£6.276	£4.572	£3.720	£2.869	£1.165	
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£14.394	£12.651	£10.905	£9.160	£8.287	£7.415	£5.669	
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£7.363	£5.865	£4.366	£2.866	£2.101	£1.346	-£0.166	
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£5.795	£4.453	£3.103	£1.754	£1.079	£0.404	-£0.960	
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£5.078	£4.100	£3.121	£2.143	£1.653	£1.164	£0.185	
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£3.902	£3.132	£2.361	£1.591	£1.205	£0.820	£0.050	
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£3.633	£2.867	£2.089	£1.312	£0.923	£0.534	-£0.247	
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£6.149	£5.419	£4.690	£3.960	£3.595	£3.231	£2.501	
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£3.204	£2.745	£2.286	£1.825	£1.593	£1.360	£0.889	
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£4.327	£3.903	£3.479	£3.055	£2.843	£2.631	£2.207	
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£3.627	£3.197	£2.766	£2.336	£2.121	£1.906	£1.475	
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£3.284	£2.895	£2.505	£2.115	£1.920	£1.725	£1.336	
44 Park House (East Finchley Town Centre)	19	£2.05	£2.183	£1.825	£1.465	£1.101	£0.919	£0.734	£0.362	
45 Mill Hill Library	19	£1.74	£0.325	-£0.021	-£0.378	-£0.735	-£0.913	-£1.091	-£1.448	
46 Osidge Lane Community Halls	16	£4.61	£1.751	£1.456	£1.157	£0.857	£0.705	£0.552	£0.244	
47 PDSA and Fuller St car park	16	£3.28	£0.275	-£0.036	-£0.351	-£0.666	-£0.824	-£0.982	-£1.297	
48 East Barnet Library	12	£1.64	£0.996	£0.767	£0.538	£0.306	£0.189	£0.073	-£0.162	
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£1.395	£1.395	£1.395	£1.395	£1.395	£1.395	£1.395	
50 Manor Park Road carpark	7	£0.82	£1.090	£1.090	£1.090	£1.090	£1.090	£1.090	£1.090	

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
8.17	£10.25	£16.59	£13.33	£10.04	£6.72	£5.05	£3.35	-£0.16	
16.49	£10.25	£9.62	£8.44	£7.25	£6.06	£5.45	£4.85	£3.62	
3.18	£10.25	£27.99	£22.42	£16.81	£11.13	£8.27	£5.41	-£0.32	
2.77	£10.25	£24.92	£19.84	£14.72	£9.60	£7.03	£4.47	-£0.69	
4.77	£10.25	£20.12	£17.61	£15.10	£12.59	£11.34	£10.08	£7.57	
6.74	£10.25	£11.33	£10.02	£8.71	£7.40	£6.75	£6.09	£4.78	
4.12	£10.25	£15.08	£13.26	£11.43	£9.60	£8.68	£7.77	£5.94	
4.27	£10.25	£7.32	£5.78	£4.24	£2.70	£1.93	£1.16	-£0.40	
3.12	£10.25	£16.94	£14.95	£12.96	£10.97	£9.97	£8.97	£6.98	
2.87	£10.25	£8.84	£6.97	£5.11	£3.24	£2.31	£1.37	-£0.52	
1.37	£10.25	£33.48	£29.41	£25.34	£21.27	£19.24	£17.20	£13.13	
3.45	£10.25	£12.45	£10.85	£9.26	£7.66	£6.86	£6.06	£4.46	
1.50	£10.25	£13.36	£10.51	£7.67	£4.82	£3.40	£1.97	-£0.92	
0.99	£10.25	£18.71	£14.59	£10.47	£6.35	£4.29	£2.22	-£1.98	
7.31	£10.25	£3.82	£3.35	£2.88	£2.40	£2.17	£1.93	£1.46	
0.62	£10.25	£21.98	£17.19	£12.40	£7.60	£5.19	£2.77	-£2.10	
1.26	£10.25	£11.72	£9.48	£7.24	£5.00	£3.89	£2.76	£0.50	
0.48	£10.25	£27.84	£22.49	£17.13	£11.77	£9.09	£6.40	£0.99	
0.54	£10.25	£24.36	£19.52	£14.68	£9.80	£7.36	£4.92	£0.05	
0.85	£10.25	£16.06	£13.07	£10.09	£7.09	£5.59	£4.08	£1.07	
0.44	£10.25	£28.99	£23.49	£17.99	£12.46	£9.69	£6.92	£1.38	
1.47	£10.25	£14.40	£12.66	£10.91	£9.17	£8.29	£7.42	£5.68	
2.20	£10.25	£9.66	£8.50	£7.34	£6.18	£5.60	£5.01	£3.85	
0.87	£10.25	£22.85	£20.08	£17.31	£14.53	£13.15	£11.76	£8.98	
0.74	£10.25	£15.76	£12.97	£10.19	£7.40	£6.01	£4.61	£1.83	
0.47	£10.25	£16.11	£11.51	£6.91	£2.31	£0.01	-£2.35	-£7.08	
0.73	£10.25	£16.27	£13.31	£10.35	£7.39	£5.91	£4.43	£1.46	
0.40	£10.25	£24.50	£19.54	£14.58	£9.61	£7.13	£4.65	-£0.32	
0.81	£10.25	£21.21	£18.63	£16.06	£13.48	£12.20	£10.91	£8.34	
1.24	£10.25	£7.52	£5.95	£4.37	£2.80	£2.01	£1.22	-£0.36	
2.08	£10.25	£8.83	£7.85	£6.87	£5.89	£5.40	£4.91	£3.93	
0.60	£10.25	£16.14	£13.30	£10.46	£7.62	£6.20	£4.78	£1.94	
0.86	£10.25	£16.74	£14.71	£12.68	£10.65	£9.64	£8.62	£6.59	
0.46	£10.25	£16.01	£12.75	£9.49	£6.21	£4.57	£2.93	-£0.36	
0.36	£10.25	£16.10	£12.37	£8.62	£4.87	£3.00	£1.12	-£2.67	
0.26	£10.25	£19.53	£15.77	£12.00	£8.24	£6.36	£4.48	£0.71	
0.15	£10.25	£26.01	£20.88	£15.74	£10.60	£8.04	£5.47	£0.33	
0.33	£10.25	£11.01	£8.69	£6.33	£3.98	£2.80	£1.62	-£0.75	
0.44	£10.25	£13.97	£12.32	£10.66	£9.00	£8.17	£7.34	£5.68	
0.21	£10.25	£15.26	£13.07	£10.89	£8.69	£7.58	£6.48	£4.23	
0.19	£10.25	£22.77	£20.54	£18.31	£16.08	£14.96	£13.85	£11.62	
0.09	£10.25	£40.30	£35.52	£30.74	£25.95	£23.56	£21.17	£16.39	
0.13	£10.25	£25.26	£22.27	£19.27	£16.27	£14.77	£13.27	£10.27	
0.20	£10.25	£10.92	£9.12	£7.32	£5.51	£4.59	£3.67	£1.81	
0.17	£10.25	£1.91	-£0.13	-£2.22	-£4.32	-£5.37	-£6.42	-£8.52	
0.45	£10.25	£3.89	£3.24	£2.57	£1.90	£1.57	£1.23	£0.54	
0.32	£10.25	£0.86	-£0.11	-£1.10	-£2.08	-£2.58	-£3.07	-£4.05	
0.16	£10.25	£6.22	£4.79	£3.36	£1.91	£1.18	£0.46	-£1.01	
0.06	£10.25	£23.25	£23.25	£23.25	£23.25	£23.25	£23.25	£23.25	
0.08	£10.25	£13.62	£13.62	£13.62	£13.62	£13.62	£13.62	£13.62	

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium









**LB BARNET LOCAL PLAN VIABILITY**

Values: £7,803 60% 40%

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£154,583	£126,081	£97,454	£68,625	£54,083	£39,421	£9,383
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£172,454	£151,614	£130,719	£109,712	£99,138	£88,494	£66,963
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£101,672	£82,731	£63,714	£44,530	£34,846	£25,087	£5,570
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£79,076	£64,076	£48,986	£33,756	£26,141	£18,526	£3,296
5 Public Health England	795	£48.89	£104,398	£91,614	£78,831	£66,028	£59,616	£53,203	£40,377
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£82,648	£73,189	£63,730	£54,272	£49,542	£44,813	£35,354
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£67,484	£59,426	£51,368	£43,310	£39,277	£35,238	£27,161
8 Allum Way (Whetstone Town Centre)	445	£43.77	£36,004	£28,985	£21,929	£14,873	£11,345	£7,817	£0,717
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£57,287	£50,633	£43,979	£37,326	£33,999	£30,672	£24,012
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£29,260	£23,538	£17,789	£12,040	£9,166	£6,291	£0,505
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£49,841	£43,878	£37,914	£31,951	£28,962	£25,974	£19,997
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£46,927	£41,021	£35,108	£29,196	£26,239	£23,283	£17,371
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£23,158	£18,593	£14,012	£9,430	£7,139	£4,848	£0,234
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£21,521	£17,148	£12,769	£8,389	£6,199	£4,010	£-0,415
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£30,459	£26,753	£23,043	£19,329	£17,472	£15,615	£11,901
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£15,809	£12,621	£9,434	£6,246	£4,652	£3,042	£-0,179
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£16,845	£13,816	£10,787	£7,758	£6,244	£4,729	£1,681
18 McDonald's Restaurant	175	£4.92	£15,255	£12,495	£9,734	£6,973	£5,593	£4,212	£1,432
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£15,057	£12,253	£9,449	£6,641	£5,228	£3,815	£0,988
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£15,500	£12,777	£10,053	£7,330	£5,966	£4,593	£1,848
21 KFC/ Burger King Restaurant	162	£4.51	£14,520	£11,923	£9,326	£6,729	£5,425	£4,116	£1,498
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£23,001	£20,257	£17,514	£14,770	£13,395	£12,020	£9,270
23 Whalebones Park	150	£22.55	£23,025	£20,294	£17,562	£14,831	£13,465	£12,100	£9,262
24 Danegrove Former Playing Field	148	£8.92	£21,608	£19,022	£16,436	£13,851	£12,558	£11,265	£8,679
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£13,143	£10,944	£8,736	£6,524	£5,419	£4,313	£2,101
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£9,090	£6,777	£4,463	£2,150	£0,993	£-0,169	£-2,546
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£13,378	£11,078	£8,768	£6,455	£5,298	£4,141	£1,828
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£11,242	£9,113	£6,984	£4,854	£3,790	£2,725	£0,596
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£18,668	£16,434	£14,200	£11,966	£10,849	£9,732	£7,498
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£10,743	£8,650	£6,556	£4,462	£3,415	£2,368	£0,274
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£19,817	£17,633	£15,449	£13,265	£12,173	£11,081	£8,897
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£10,909	£9,083	£7,257	£5,431	£4,518	£3,605	£1,779
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£15,627	£13,761	£11,896	£10,030	£9,096	£8,161	£6,291
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£8,433	£6,828	£5,223	£3,613	£2,804	£1,995	£0,377
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£6,751	£5,316	£3,877	£2,431	£1,707	£0,984	£-0,469
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£5,775	£4,726	£3,678	£2,630	£2,106	£1,582	£0,534
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£4,450	£3,625	£2,800	£1,974	£1,562	£1,149	£0,324
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£4,146	£3,330	£2,505	£1,676	£1,261	£0,846	£0,017
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£6,633	£5,855	£5,077	£4,299	£3,910	£3,521	£2,743
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£3,508	£3,019	£2,530	£2,041	£1,794	£1,546	£1,045
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£4,608	£4,156	£3,704	£3,252	£3,026	£2,800	£2,348
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£3,913	£3,454	£2,995	£2,536	£2,307	£2,077	£1,618
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£3,543	£3,127	£2,712	£2,296	£2,088	£1,881	£1,465
44 Park House (East Finchley Town Centre)	19	£2.05	£2,420	£2,039	£1,657	£1,270	£1,076	£0,880	£0,486
45 Mill Hill Library	19	£1.74	£0,555	£0,187	£-0,189	£-0,569	£-0,759	£-0,949	£-1,330
46 Osidge Lane Community Halls	16	£4.61	£1,947	£1,633	£1,316	£0,996	£0,836	£0,673	£0,347
47 PDSA and Fuller St car park	16	£3.28	£0,480	£0,149	£-0,185	£-0,521	£-0,689	£-0,857	£-1,193
48 East Barnet Library	12	£1.64	£1,146	£0,903	£0,659	£0,413	£0,289	£0,165	£-0,084
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£1,505	£1,505	£1,505	£1,505	£1,505	£1,505	£1,505
50 Manor Park Road carpark	7	£0.82	£1,175	£1,175	£1,175	£1,175	£1,175	£1,175	£1,175

Site area	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£18.92	£15.43	£11.93	£8.40	£6.62	£4.83	£1.15
16.49	£10.25	£10.46	£9.19	£7.93	£6.65	£6.01	£5.37	£4.06
3.18	£10.25	£31.97	£26.02	£20.04	£14.00	£10.96	£7.89	£1.75
2.77	£10.25	£28.55	£23.13	£17.68	£12.19	£9.44	£6.69	£1.19
4.77	£10.25	£21.89	£19.21	£16.53	£13.84	£12.50	£11.15	£8.46
6.74	£10.25	£12.26	£10.86	£9.46	£8.05	£7.35	£6.65	£5.25
4.12	£10.25	£16.38	£14.42	£12.47	£10.51	£9.53	£8.55	£6.59
4.27	£10.25	£8.43	£6.79	£5.14	£3.48	£2.66	£1.83	£0.17
3.12	£10.25	£18.36	£16.23	£14.10	£11.96	£10.90	£9.83	£7.70
2.87	£10.25	£10.20	£8.20	£6.20	£4.20	£3.19	£2.19	£0.18
1.37	£10.25	£36.38	£32.03	£27.67	£23.32	£21.14	£18.96	£14.60
3.45	£10.25	£13.60	£11.89	£10.18	£8.46	£7.61	£6.75	£5.04
1.50	£10.25	£15.44	£12.40	£9.34	£6.29	£4.76	£3.23	£0.16
0.99	£10.25	£21.74	£17.32	£12.90	£8.47	£6.26	£4.05	£-0.42
7.31	£10.25	£4.17	£3.66	£3.15	£2.64	£2.39	£2.14	£1.63
0.62	£10.25	£25.50	£20.36	£15.22	£10.07	£7.50	£4.91	£-0.29
1.26	£10.25	£13.37	£10.96	£8.56	£6.16	£4.96	£3.75	£1.33
0.48	£10.25	£31.78	£26.03	£20.28	£14.53	£11.65	£8.78	£2.98
0.54	£10.25	£27.88	£22.69	£17.50	£12.30	£9.68	£7.06	£1.83
0.85	£10.25	£18.24	£15.03	£11.83	£8.62	£7.02	£5.40	£2.17
0.44	£10.25	£33.00	£27.10	£21.20	£15.29	£12.33	£9.35	£3.40
1.47	£10.25	£15.65	£13.78	£11.91	£10.05	£9.11	£8.18	£6.31
2.20	£10.25	£10.47	£9.22	£7.98	£6.74	£6.12	£5.50	£4.26
0.87	£10.25	£24.84	£21.86	£18.89	£15.92	£14.43	£12.95	£9.98
0.74	£10.25	£17.76	£14.79	£11.81	£8.82	£7.32	£5.83	£2.84
0.47	£10.25	£19.34	£14.42	£9.50	£4.57	£2.11	£-0.36	£-5.42
0.73	£10.25	£18.33	£15.18	£12.01	£8.84	£7.26	£5.67	£2.50
0.40	£10.25	£28.11	£22.78	£17.46	£12.14	£9.47	£6.81	£1.49
0.81	£10.25	£23.05	£20.29	£17.53	£14.77	£13.39	£12.01	£9.26
1.24	£10.25	£8.66	£6.98	£5.29	£3.60	£2.75	£1.91	£0.22
2.08	£10.25	£9.53	£8.48	£7.43	£6.38	£5.85	£5.33	£4.28
0.60	£10.25	£18.18	£15.14	£12.10	£9.05	£7.53	£6.01	£2.96
0.86	£10.25	£18.17	£16.00	£13.83	£11.66	£10.58	£9.49	£7.32
0.46	£10.25	£18.33	£14.84	£11.35	£7.86	£6.10	£4.34	£0.82
0.36	£10.25	£18.75	£14.77	£10.77	£6.75	£4.74	£2.73	£-1.30
0.26	£10.25	£22.21	£18.18	£14.15	£10.12	£8.10	£6.08	£2.05
0.15	£10.25	£29.67	£24.17	£18.66	£13.16	£10.41	£7.66	£2.16
0.33	£10.25	£12.56	£10.09	£7.59	£5.08	£3.82	£2.56	£0.05
0.44	£10.25	£15.08	£13.31	£11.54	£9.77	£8.89	£8.00	£6.23
0.21	£10.25	£16.71	£14.38	£12.05	£9.72	£8.54	£7.36	£4.98
0.19	£10.25	£24.25	£21.88	£19.50	£17.12	£15.93	£14.74	£12.36
0.09	£10.25	£43.47	£38.37	£33.28	£28.18	£25.63	£23.08	£17.98
0.13	£10.25	£27.25	£24.06	£20.86	£17.66	£16.06	£14.47	£11.27
0.20	£10.25	£12.10	£10.20	£8.29	£6.35	£5.38	£4.40	£2.43
0.17	£10.25	£3.26	£1.10	£-1.11	£-3.35	£-4.47	£-5.58	£-7.82
0.45	£10.25	£4.33	£3.63	£2.92	£2.21	£1.86	£1.50	£0.77
0.32	£10.25	£1.50	£0.46	£-0.58	£-1.63	£-2.15	£-2.68	£-3.73
0.16	£10.25	£7.16	£5.64	£4.12	£2.58	£1.81	£1.03	£-0.53
0.06	£10.25	£25.09	£25.09	£25.09	£25.09	£25.09	£25.09	£25.09
0.08	£10.25	£14.69	£14.69	£14.69	£14.69	£14.69	£14.69	£14.69

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium











**LB BARNET LOCAL PLAN VIABILITY**

Values: £8,054 60% 40%

**BLV: SECONDARY OFFICES**

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£173.494	£143.177	£112.769	£82.189	£66.788	£51.284	£19.709
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£186.122	£163.986	£141.771	£119.460	£108.261	£96.985	£74.159
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£114.227	£94.134	£73.914	£53.573	£43.314	£32.974	£12.142
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£89.083	£73.125	£57.093	£40.929	£32.801	£24.674	£8.419
5 Public Health England	795	£48.89	£112.840	£99.212	£85.584	£71.956	£65.142	£58.312	£44.635
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£88.913	£78.827	£68.742	£58.657	£53.615	£48.572	£38.487
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£72.822	£64.230	£55.638	£47.046	£42.750	£38.454	£29.853
8 Allum Way (Whetstone Town Centre)	445	£43.77	£40.724	£33.242	£25.746	£18.213	£14.446	£10.680	£3.134
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£61.723	£54.626	£47.529	£40.431	£36.883	£33.334	£26.237
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£33.131	£27.033	£20.920	£14.780	£11.710	£8.640	£2.488
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£53.818	£47.457	£41.096	£34.734	£31.554	£28.373	£22.002
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£50.861	£44.568	£38.276	£31.973	£28.819	£25.664	£19.355
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£26.265	£21.403	£16.524	£11.628	£9.180	£6.732	£1.825
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£24.490	£19.842	£15.171	£10.491	£8.151	£5.811	£1.111
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£32.964	£29.007	£25.050	£21.093	£19.114	£17.131	£13.164
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£17.992	£14.586	£11.180	£7.774	£6.072	£4.369	£0.929
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£18.919	£15.683	£12.447	£9.210	£7.592	£5.974	£2.732
18 McDonald's Restaurant	175	£4.92	£17.146	£14.196	£11.247	£8.297	£6.822	£5.347	£2.390
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£16.962	£13.968	£10.973	£7.979	£6.481	£4.971	£1.952
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£17.350	£14.442	£11.534	£8.625	£7.171	£5.716	£2.784
21 KFC/ Burger King Restaurant	162	£4.51	£16.284	£13.511	£10.738	£7.964	£6.578	£5.187	£2.391
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£24.835	£21.907	£18.980	£16.053	£14.590	£13.126	£10.195
23 Whalebones Park	150	£22.55	£24.795	£21.887	£18.978	£16.070	£14.616	£13.162	£10.254
24 Danegrove Former Playing Field	148	£8.92	£23.333	£20.575	£17.816	£15.058	£13.679	£12.299	£9.541
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£14.625	£12.277	£9.930	£7.572	£6.392	£5.211	£2.849
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£10.608	£8.142	£5.677	£3.212	£1.979	£0.746	£-1.766
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£14.880	£12.430	£9.980	£7.517	£6.284	£5.052	£2.586
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£12.673	£10.410	£8.137	£5.863	£4.726	£3.590	£1.316
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£20.158	£17.775	£15.392	£13.009	£11.817	£10.626	£8.243
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£12.154	£9.925	£7.689	£5.454	£4.336	£3.218	£0.983
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£21.274	£18.944	£16.614	£14.285	£13.120	£11.955	£9.625
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£12.136	£10.187	£8.238	£6.290	£5.315	£4.341	£2.392
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£16.860	£14.871	£12.882	£10.893	£9.899	£8.904	£6.913
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£9.502	£7.790	£6.078	£4.367	£3.508	£2.644	£0.918
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£7.707	£6.176	£4.646	£3.108	£2.336	£1.564	£0.021
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£6.471	£5.353	£4.235	£3.117	£2.558	£2.000	£0.882
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£4.999	£4.118	£3.238	£2.358	£1.918	£1.478	£0.598
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£4.658	£3.791	£2.921	£2.039	£1.598	£1.158	£0.276
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£7.118	£6.291	£5.465	£4.638	£4.225	£3.812	£2.986
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£3.813	£3.293	£2.774	£2.254	£1.994	£1.731	£1.202
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£4.890	£4.410	£3.929	£3.449	£3.209	£2.969	£2.489
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£4.198	£3.711	£3.223	£2.736	£2.492	£2.249	£1.761
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£3.802	£3.360	£2.919	£2.477	£2.257	£2.036	£1.594
44 Park House (East Finchley Town Centre)	19	£2.05	£2.654	£2.253	£1.847	£1.439	£1.233	£1.027	£0.608
45 Mill Hill Library	19	£1.74	£0.785	£0.394	£0.001	£-0.403	£-0.605	£-0.807	£-1.211
46 Osidge Lane Community Halls	16	£4.61	£2.142	£1.809	£1.474	£1.135	£0.966	£0.794	£0.449
47 PDSA and Fuller St car park	16	£3.28	£0.684	£0.333	£-0.019	£-0.376	£-0.554	£-0.733	£-1.090
48 East Barnet Library	12	£1.64	£1.295	£1.039	£0.780	£0.521	£0.389	£0.257	£-0.007
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£1.616	£1.616	£1.616	£1.616	£1.616	£1.616	£1.616
50 Manor Park Road carpark	7	£0.82	£1.261	£1.261	£1.261	£1.261	£1.261	£1.261	£1.261

Site area (£m)	BLV per ha (£m)	Residual land values (£m)						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£21.24	£17.52	£13.80	£10.06	£8.17	£6.28	£2.41
16.49	£10.25	£11.29	£9.94	£8.60	£7.24	£6.57	£5.88	£4.50
3.18	£10.25	£35.92	£29.60	£23.24	£16.85	£13.62	£10.37	£3.82
2.77	£10.25	£32.16	£26.40	£20.61	£14.78	£11.84	£8.91	£3.04
4.77	£10.25	£23.66	£20.80	£17.94	£15.09	£13.66	£12.22	£9.36
6.74	£10.25	£13.19	£11.70	£10.20	£8.70	£7.95	£7.21	£5.71
4.12	£10.25	£17.68	£15.59	£13.50	£11.42	£10.38	£9.33	£7.25
4.27	£10.25	£9.54	£7.79	£6.03	£4.27	£3.38	£2.50	£0.73
3.12	£10.25	£19.78	£17.51	£15.23	£12.96	£11.82	£10.68	£8.41
2.87	£10.25	£11.54	£9.42	£7.29	£5.15	£4.08	£3.01	£0.87
1.37	£10.25	£39.28	£34.64	£30.00	£25.35	£23.03	£20.71	£16.06
3.45	£10.25	£14.74	£12.92	£11.09	£9.27	£8.35	£7.44	£5.61
1.50	£10.25	£17.51	£14.27	£11.02	£7.75	£6.12	£4.49	£1.22
0.99	£10.25	£24.74	£20.04	£15.32	£10.60	£8.23	£5.87	£1.12
7.31	£10.25	£4.51	£3.97	£3.43	£2.89	£2.61	£2.34	£1.80
0.62	£10.25	£29.02	£23.53	£18.03	£12.54	£9.79	£7.05	£1.50
1.26	£10.25	£15.02	£12.45	£9.88	£7.31	£6.03	£4.74	£2.17
0.48	£10.25	£35.72	£29.58	£23.43	£17.28	£14.21	£11.14	£4.98
0.54	£10.25	£31.41	£25.87	£20.32	£14.78	£12.00	£9.21	£3.61
0.85	£10.25	£20.41	£16.99	£13.57	£10.15	£8.44	£6.72	£3.28
0.44	£10.25	£37.01	£30.71	£24.40	£18.10	£14.95	£11.79	£5.43
1.47	£10.25	£16.89	£14.90	£12.91	£10.92	£9.93	£8.93	£6.94
2.20	£10.25	£11.27	£9.95	£8.63	£7.30	£6.64	£5.98	£4.66
0.87	£10.25	£26.82	£23.65	£20.48	£17.31	£15.72	£14.14	£10.97
0.74	£10.25	£19.76	£16.59	£13.42	£10.23	£8.64	£7.04	£3.85
0.47	£10.25	£22.57	£17.32	£12.08	£8.83	£4.21	£1.59	£-3.76
0.73	£10.25	£20.38	£17.03	£13.67	£10.30	£8.61	£6.92	£3.54
0.40	£10.25	£31.68	£26.03	£20.34	£14.66	£11.82	£8.97	£3.29
0.81	£10.25	£24.89	£21.94	£19.00	£16.06	£14.59	£13.12	£10.18
1.24	£10.25	£9.80	£8.00	£6.20	£4.40	£3.50	£2.60	£0.79
2.08	£10.25	£10.23	£9.11	£7.99	£6.87	£6.31	£5.75	£4.63
0.60	£10.25	£20.23	£16.98	£13.73	£10.48	£8.86	£7.23	£3.99
0.86	£10.25	£19.60	£17.29	£14.98	£12.67	£11.51	£10.35	£8.04
0.46	£10.25	£20.66	£16.94	£13.21	£9.49	£7.63	£5.75	£2.00
0.36	£10.25	£21.41	£17.16	£12.91	£8.63	£6.49	£4.35	£0.06
0.26	£10.25	£24.89	£20.59	£16.29	£11.99	£9.84	£7.69	£3.39
0.15	£10.25	£33.32	£27.46	£21.59	£15.72	£12.79	£9.85	£3.99
0.33	£10.25	£14.11	£11.49	£8.85	£6.18	£4.84	£3.51	£0.84
0.44	£10.25	£16.18	£14.30	£12.42	£10.54	£9.60	£8.66	£6.79
0.21	£10.25	£18.16	£15.68	£13.21	£10.73	£9.50	£8.24	£5.72
0.19	£10.25	£25.74	£23.21	£20.68	£18.15	£16.89	£15.63	£13.10
0.09	£10.25	£46.65	£41.23	£35.82	£30.40	£27.69	£24.98	£19.57
0.13	£10.25	£29.25	£25.85	£22.45	£19.06	£17.36	£15.66	£12.26
0.20	£10.25	£13.27	£11.27	£9.24	£7.19	£6.16	£5.13	£3.04
0.17	£10.25	£4.62	£2.32	£0.00	£-2.37	£-3.56	£-4.75	£-7.12
0.45	£10.25	£4.76	£4.02	£3.28	£2.52	£2.15	£1.76	£1.00
0.32	£10.25	£2.14	£1.04	£-0.06	£-1.18	£-1.73	£-2.29	£-3.40
0.16	£10.25	£8.09	£6.50	£4.88	£3.25	£2.43	£1.61	£-0.04
0.06	£10.25	£26.93	£26.93	£26.93	£26.93	£26.93	£26.93	£26.93
0.08	£10.25	£15.77	£15.77	£15.77	£15.77	£15.77	£15.77	£15.77

**BLVs**

BLV per ha

Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium











**LB BARNET LOCAL PLAN VIABILITY**

Values: £10,078 60% 40%

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£323.073	£278.224	£233.331	£188.362	£165.829	£143.266	£97.938
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£294.789	£262.019	£229.249	£196.373	£179.928	£163.467	£130.394
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£213.885	£184.115	£154.268	£124.404	£109.406	£94.408	£64.205
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£168.197	£144.628	£120.976	£97.301	£85.406	£73.496	£49.506
5 Public Health England	795	£48.89	£180.240	£159.928	£139.609	£119.264	£109.092	£98.919	£78.575
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£139.286	£124.164	£109.041	£93.919	£86.357	£78.796	£63.674
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£115.717	£102.848	£89.975	£77.090	£70.648	£64.206	£51.322
8 Allum Way (Whetstone Town Centre)	445	£43.77	£78.576	£67.352	£56.123	£44.847	£39.208	£33.570	£22.293
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£97.357	£86.704	£76.052	£65.399	£60.069	£54.737	£44.073
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£64.183	£55.014	£45.839	£36.628	£32.022	£27.417	£18.206
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£85.776	£76.228	£66.673	£57.115	£52.335	£47.556	£37.998
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£82.487	£73.032	£63.577	£54.122	£49.394	£44.667	£35.211
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£51.188	£43.861	£36.525	£29.164	£25.484	£21.803	£14.443
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£48.321	£41.317	£34.297	£27.261	£23.743	£20.225	£13.190
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£53.102	£47.132	£41.161	£35.190	£32.205	£29.220	£23.249
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£35.405	£30.278	£25.151	£20.024	£17.460	£14.897	£9.740
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£35.439	£30.567	£25.696	£20.824	£18.388	£15.952	£11.078
18 McDonald's Restaurant	175	£4.92	£32.206	£27.766	£23.325	£18.884	£16.664	£14.443	£9.999
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£32.233	£27.727	£23.222	£18.701	£16.437	£14.174	£9.648
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£32.169	£27.794	£23.418	£19.039	£16.841	£14.643	£10.247
21 KFC/ Burger King Restaurant	162	£4.51	£30.418	£26.246	£22.073	£17.894	£15.798	£13.702	£9.511
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£39.576	£35.175	£30.774	£26.372	£24.172	£21.971	£17.570
23 Whalebones Park	150	£22.55	£39.026	£34.695	£30.363	£26.032	£23.866	£21.701	£17.369
24 Danegrove Former Playing Field	148	£8.92	£37.167	£33.030	£28.892	£24.754	£22.685	£20.616	£16.475
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£26.537	£22.998	£19.459	£15.921	£14.152	£12.382	£8.844
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£22.709	£19.052	£15.394	£11.737	£9.908	£8.067	£4.382
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£26.955	£23.297	£19.640	£15.982	£14.153	£12.325	£8.667
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£24.141	£20.734	£17.327	£13.920	£12.217	£10.514	£7.107
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£32.111	£28.536	£24.961	£21.386	£19.599	£17.811	£14.233
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£23.431	£20.081	£16.731	£13.381	£11.706	£10.031	£6.680
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£32.937	£29.442	£25.947	£22.452	£20.705	£18.957	£15.463
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£21.954	£19.032	£16.110	£13.189	£11.726	£10.259	£7.323
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£26.773	£23.793	£20.813	£17.833	£16.342	£14.852	£11.872
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£18.101	£15.529	£12.957	£10.386	£9.100	£7.814	£5.242
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£15.395	£13.096	£10.796	£8.497	£7.347	£6.198	£3.898
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£12.050	£10.380	£8.710	£7.037	£6.198	£5.359	£3.681
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£9.393	£8.078	£6.763	£5.444	£4.783	£4.123	£2.802
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£8.697	£7.458	£6.204	£4.940	£4.301	£3.662	£2.365
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£11.013	£9.797	£8.581	£7.365	£6.757	£6.149	£4.933
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£6.263	£5.498	£4.733	£3.969	£3.586	£3.204	£2.439
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£7.153	£6.447	£5.740	£5.034	£4.680	£4.327	£3.620
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£6.496	£5.779	£5.061	£4.344	£3.986	£3.627	£2.910
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£5.883	£5.233	£4.584	£3.934	£3.609	£3.284	£2.635
44 Park House (East Finchley Town Centre)	19	£2.05	£4.540	£3.952	£3.363	£2.774	£2.480	£2.183	£1.584
45 Mill Hill Library	19	£1.74	£2.609	£2.047	£1.480	£0.907	£0.619	£0.331	£0.259
46 Osidge Lane Community Halls	16	£4.61	£3.697	£3.212	£2.726	£2.241	£1.998	£1.751	£1.255
47 PDSA and Fuller St car park	16	£3.28	£2.322	£1.813	£1.297	£0.780	£0.522	£0.264	£0.256
48 East Barnet Library	12	£1.64	£2.482	£2.114	£1.745	£1.371	£1.183	£0.992	£0.610
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£2.503	£2.503	£2.503	£2.503	£2.503	£2.503	£2.503
50 Manor Park Road carpark	7	£0.82	£1.952	£1.952	£1.952	£1.952	£1.952	£1.952	£1.952

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
8.17	£10.25	£39.54	£34.05	£28.56	£23.06	£20.30	£17.54	£11.99	
16.49	£10.25	£17.88	£15.89	£13.90	£11.91	£10.91	£9.91	£7.91	
3.18	£10.25	£67.26	£57.90	£48.51	£39.12	£34.40	£29.69	£20.19	
2.77	£10.25	£60.72	£52.21	£43.67	£35.13	£30.83	£26.53	£17.87	
4.77	£10.25	£37.79	£33.53	£29.27	£25.00	£22.87	£20.74	£16.47	
6.74	£10.25	£20.67	£18.42	£16.18	£13.93	£12.81	£11.69	£9.45	
4.12	£10.25	£28.09	£24.96	£21.84	£18.71	£17.15	£15.58	£12.46	
4.27	£10.25	£18.40	£15.77	£13.14	£10.50	£9.18	£7.86	£5.22	
3.12	£10.25	£31.20	£27.79	£24.38	£20.96	£19.25	£17.54	£14.13	
2.87	£10.25	£22.36	£19.17	£15.97	£12.76	£11.16	£9.55	£6.34	
1.37	£10.25	£62.61	£55.64	£48.67	£41.69	£38.20	£34.71	£27.74	
3.45	£10.25	£23.91	£21.17	£18.43	£15.69	£14.32	£12.95	£10.21	
1.50	£10.25	£34.13	£29.24	£24.35	£19.44	£16.99	£14.54	£9.63	
0.99	£10.25	£48.81	£41.73	£34.64	£27.54	£23.98	£20.43	£13.32	
7.31	£10.25	£7.26	£6.45	£5.63	£4.81	£4.41	£4.00	£3.18	
0.62	£10.25	£57.10	£48.84	£40.57	£32.30	£28.16	£24.03	£15.71	
1.26	£10.25	£28.13	£24.26	£20.39	£16.53	£14.59	£12.66	£8.79	
0.48	£10.25	£67.10	£57.84	£48.59	£39.34	£34.72	£30.09	£20.83	
0.54	£10.25	£59.69	£51.35	£43.00	£34.63	£30.44	£26.25	£17.87	
0.85	£10.25	£37.85	£32.70	£27.55	£22.40	£19.81	£17.23	£12.06	
0.44	£10.25	£69.13	£59.65	£50.17	£40.67	£35.90	£31.14	£21.61	
1.47	£10.25	£26.92	£23.93	£20.93	£17.94	£16.44	£14.95	£11.95	
1.20	£10.25	£17.74	£15.77	£13.80	£11.83	£10.85	£9.86	£7.90	
0.87	£10.25	£42.72	£37.97	£33.21	£28.45	£26.07	£23.70	£18.94	
0.74	£10.25	£35.86	£31.08	£26.30	£21.51	£19.12	£16.73	£11.95	
0.47	£10.25	£48.32	£40.54	£32.75	£24.97	£21.08	£17.16	£9.32	
0.73	£10.25	£36.92	£31.91	£26.90	£21.89	£19.39	£16.88	£11.87	
0.40	£10.25	£60.35	£51.83	£43.32	£34.80	£30.54	£26.28	£17.77	
0.81	£10.25	£39.64	£35.23	£30.82	£26.40	£24.20	£21.99	£17.57	
1.24	£10.25	£18.90	£16.19	£13.49	£10.79	£9.44	£8.09	£5.39	
2.08	£10.25	£15.83	£14.15	£12.47	£10.79	£9.95	£9.11	£7.43	
0.60	£10.25	£36.59	£31.72	£26.85	£21.98	£19.54	£17.10	£12.21	
0.86	£10.25	£31.13	£27.67	£24.20	£20.74	£19.00	£17.27	£13.80	
0.46	£10.25	£39.35	£33.76	£28.17	£22.58	£19.78	£16.99	£11.40	
0.36	£10.25	£42.76	£36.38	£29.99	£23.60	£20.41	£17.22	£10.83	
0.26	£10.25	£46.35	£39.92	£33.50	£27.06	£23.84	£20.61	£14.16	
0.15	£10.25	£62.62	£53.85	£45.09	£36.29	£31.89	£27.49	£18.68	
0.33	£10.25	£26.36	£22.60	£18.80	£14.97	£13.03	£11.10	£7.17	
0.44	£10.25	£25.03	£22.27	£19.50	£16.74	£15.36	£13.97	£11.21	
0.21	£10.25	£29.82	£26.18	£22.54	£18.90	£17.08	£15.26	£11.62	
0.19	£10.25	£37.65	£33.93	£30.21	£26.49	£24.63	£22.77	£19.05	
0.09	£10.25	£72.18	£64.21	£56.24	£48.27	£44.28	£40.30	£32.33	
0.13	£10.25	£45.25	£40.25	£35.26	£30.26	£27.76	£25.26	£20.27	
0.20	£10.25	£22.70	£19.76	£16.81	£13.87	£12.40	£10.92	£7.92	
0.17	£10.25	£15.35	£12.04	£8.71	£5.34	£3.64	£1.94	£1.52	
0.45	£10.25	£8.22	£7.14	£6.06	£4.98	£4.44	£3.89	£2.79	
0.32	£10.25	£7.26	£5.66	£4.05	£2.44	£1.63	£0.83	£0.80	
0.16	£10.25	£15.51	£13.21	£10.91	£8.57	£7.39	£6.20	£3.81	
0.06	£10.25	£41.72	£41.72	£41.72	£41.72	£41.72	£41.72	£41.72	
0.08	£10.25	£24.40	£24.40	£24.40	£24.40	£24.40	£24.40	£24.40	

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium











**LB BARNET LOCAL PLAN VIABILITY**

Values: £12,082 60% 40%

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£469,234	£409,950	£350,632	£291,243	£261,548	£231,822	£172,269
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£401,259	£357,929	£314,600	£271,270	£249,591	£227,860	£184,399
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£311,264	£271,877	£232,489	£193,015	£173,262	£153,510	£113,874
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£245,481	£214,269	£183,057	£151,798	£136,134	£120,470	£89,036
5 Public Health England	795	£48.89	£246,552	£219,609	£192,665	£165,722	£152,251	£138,779	£111,836
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£188,856	£168,863	£148,869	£128,825	£118,770	£108,716	£88,607
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£157,928	£140,837	£123,747	£106,657	£98,112	£89,567	£72,477
8 Allum Way (Whetstone Town Centre)	445	£43.77	£115,820	£100,871	£85,923	£70,974	£63,500	£56,026	£41,077
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£132,439	£118,278	£104,118	£89,957	£82,876	£75,796	£61,635
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£94,732	£82,508	£70,285	£58,061	£51,949	£45,837	£33,614
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£117,219	£104,527	£91,835	£79,143	£72,797	£66,451	£53,759
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£113,611	£101,056	£88,501	£75,946	£69,669	£63,391	£50,836
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£75,703	£65,924	£56,146	£46,367	£41,478	£36,589	£26,807
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£71,754	£62,407	£53,060	£43,713	£39,040	£34,366	£25,008
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£72,912	£64,967	£57,022	£49,077	£45,104	£41,132	£33,186
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£52,552	£45,730	£38,908	£32,067	£28,643	£25,219	£18,372
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£51,707	£45,225	£38,742	£32,260	£29,014	£25,761	£19,254
18 McDonald's Restaurant	175	£4.92	£47,036	£41,127	£35,219	£29,310	£26,350	£23,384	£17,454
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£47,264	£41,255	£35,247	£29,238	£26,234	£23,229	£17,221
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£46,768	£40,933	£35,097	£29,261	£26,343	£23,425	£17,589
21 KFC/ Burger King Restaurant	162	£4.51	£44,339	£38,775	£33,210	£27,645	£24,863	£22,080	£16,516
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£54,133	£48,280	£42,427	£36,574	£33,648	£30,722	£24,867
23 Whalebones Park	150	£22.55	£53,067	£47,336	£41,604	£35,873	£33,007	£30,141	£24,410
24 Danegrove Former Playing Field	148	£8.92	£50,801	£45,300	£39,798	£34,297	£31,547	£28,796	£23,295
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£38,294	£33,590	£28,886	£24,175	£21,816	£19,457	£14,740
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£34,663	£29,810	£24,957	£20,104	£17,678	£15,251	£10,398
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£38,908	£34,055	£29,202	£24,349	£21,923	£19,496	£14,644
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£35,479	£30,951	£26,409	£21,867	£19,596	£17,325	£12,783
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£43,889	£39,137	£34,384	£29,631	£27,255	£24,878	£20,126
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£34,585	£30,128	£25,662	£21,195	£18,962	£16,729	£12,263
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£44,451	£39,805	£35,159	£30,513	£28,189	£25,866	£21,220
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£31,633	£27,744	£23,854	£19,964	£18,019	£16,075	£12,185
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£36,586	£32,625	£28,663	£24,702	£22,721	£20,740	£16,779
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£26,613	£23,190	£19,767	£16,344	£14,632	£12,921	£9,498
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£23,006	£19,945	£16,885	£13,824	£12,294	£10,764	£7,703
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£17,545	£15,325	£13,106	£10,887	£9,777	£8,667	£6,448
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£13,719	£11,972	£10,224	£8,477	£7,603	£6,729	£4,982
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£12,627	£11,002	£9,376	£7,749	£6,927	£6,097	£4,421
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£14,868	£13,267	£11,665	£10,064	£9,263	£8,462	£6,861
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£8,688	£7,681	£6,673	£5,666	£5,162	£4,659	£3,652
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£9,394	£8,463	£7,533	£6,602	£6,137	£5,671	£4,741
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£8,770	£7,826	£6,881	£5,936	£5,464	£4,992	£4,047
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£7,942	£7,087	£6,231	£5,376	£4,948	£4,520	£3,665
44 Park House (East Finchley Town Centre)	19	£2.05	£6,407	£5,632	£4,856	£4,081	£3,693	£3,306	£2,530
45 Mill Hill Library	19	£1.74	£4,375	£3,649	£2,917	£2,178	£1,804	£1,430	£0,671
46 Osidge Lane Community Halls	16	£4.61	£5,236	£4,597	£3,958	£3,318	£2,999	£2,679	£2,040
47 PDSA and Fuller St car park	16	£3.28	£3,916	£3,258	£2,591	£1,920	£1,580	£1,241	£0,562
48 East Barnet Library	12	£1.64	£3,636	£3,157	£2,678	£2,196	£1,953	£1,708	£1,214
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£3,382	£3,382	£3,382	£3,382	£3,382	£3,382	£3,382
50 Manor Park Road carpark	7	£0.82	£2,635	£2,635	£2,635	£2,635	£2,635	£2,635	£2,635

Site area	BLV per ha (£m)	Residual land values (£m)							
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
8.17	£10.25	£57.43	£50.18	£42.92	£35.65	£32.01	£28.37	£21.09	
16.49	£10.25	£24.33	£21.71	£19.08	£16.45	£15.14	£13.82	£11.18	
3.18	£10.25	£97.88	£85.50	£73.11	£60.70	£54.49	£48.27	£35.81	
2.77	£10.25	£88.62	£77.35	£66.09	£54.80	£49.15	£43.49	£32.14	
4.77	£10.25	£51.69	£46.04	£40.39	£34.74	£31.92	£29.09	£23.45	
6.74	£10.25	£28.02	£25.05	£22.09	£19.11	£17.62	£16.13	£13.15	
4.12	£10.25	£38.33	£34.18	£30.04	£25.89	£23.81	£21.74	£17.59	
4.27	£10.25	£27.12	£23.62	£20.12	£16.62	£14.87	£13.12	£9.62	
3.12	£10.25	£42.45	£37.91	£33.37	£28.83	£26.56	£24.29	£19.75	
2.87	£10.25	£33.01	£28.75	£24.49	£20.23	£18.10	£15.97	£11.71	
1.37	£10.25	£85.56	£76.30	£67.03	£57.77	£53.14	£48.50	£39.24	
3.45	£10.25	£32.93	£29.29	£25.65	£22.01	£20.19	£18.37	£14.74	
1.50	£10.25	£50.47	£43.95	£37.43	£30.91	£27.65	£24.39	£17.87	
0.99	£10.25	£72.48	£63.04	£53.60	£44.15	£39.43	£34.71	£25.26	
7.31	£10.25	£9.97	£8.89	£7.80	£6.71	£6.17	£5.63	£4.54	
0.62	£10.25	£84.76	£73.76	£62.76	£51.72	£46.20	£40.68	£29.63	
1.26	£10.25	£41.04	£35.89	£30.75	£25.60	£23.03	£20.45	£15.28	
0.48	£10.25	£97.99	£85.68	£73.37	£61.06	£54.90	£48.72	£36.36	
0.54	£10.25	£87.53	£76.40	£65.27	£54.14	£48.58	£43.02	£31.89	
0.85	£10.25	£55.02	£48.16	£41.29	£34.42	£30.99	£27.56	£20.69	
0.44	£10.25	£100.77	£88.12	£75.48	£62.83	£56.51	£50.18	£37.54	
1.47	£10.25	£36.82	£32.84	£28.86	£24.88	£22.89	£20.90	£16.92	
1.20	£10.25	£24.12	£21.52	£18.91	£16.31	£15.00	£13.70	£11.10	
0.87	£10.25	£58.39	£52.07	£45.75	£39.42	£36.26	£33.10	£26.78	
0.74	£10.25	£51.75	£45.39	£39.04	£32.67	£29.48	£26.29	£19.92	
0.47	£10.25	£73.75	£63.42	£53.10	£42.77	£37.61	£32.45	£22.12	
0.73	£10.25	£53.30	£46.65	£40.00	£33.36	£30.03	£26.71	£20.06	
0.40	£10.25	£88.70	£77.38	£66.02	£54.67	£48.99	£43.31	£31.96	
0.81	£10.25	£54.18	£48.32	£42.45	£36.58	£33.65	£30.71	£24.85	
1.24	£10.25	£27.89	£24.30	£20.69	£17.09	£15.29	£13.49	£9.89	
2.08	£10.25	£21.37	£19.14	£16.90	£14.67	£13.55	£12.44	£10.20	
0.60	£10.25	£52.72	£46.24	£39.76	£33.27	£30.03	£26.79	£20.31	
0.86	£10.25	£42.54	£37.94	£33.33	£28.72	£26.42	£24.12	£19.51	
0.46	£10.25	£57.85	£50.41	£42.97	£35.53	£31.81	£28.09	£20.65	
0.36	£10.25	£63.91	£55.40	£46.90	£38.40	£34.15	£29.90	£21.40	
0.26	£10.25	£67.48	£58.94	£50.41	£41.87	£37.60	£33.34	£24.80	
0.15	£10.25	£91.46	£79.81	£68.16	£56.51	£50.69	£44.86	£33.21	
0.33	£10.25	£38.26	£33.34	£28.41	£23.48	£20.99	£18.47	£13.40	
0.44	£10.25	£33.79	£30.15	£26.51	£22.87	£21.05	£19.23	£15.59	
0.21	£10.25	£41.37	£36.57	£31.78	£26.98	£24.58	£22.19	£17.39	
0.19	£10.25	£49.44	£44.54	£39.65	£34.75	£32.30	£29.85	£24.95	
0.09	£10.25	£97.45	£86.95	£76.45	£65.96	£60.71	£55.46	£44.97	
0.13	£10.25	£61.10	£54.51	£47.93	£41.35	£38.06	£34.77	£28.19	
0.20	£10.25	£32.04	£28.16	£24.28	£20.40	£18.47	£16.53	£12.65	
0.17	£10.25	£25.74	£21.46	£17.16	£12.81	£10.61	£8.41	£3.95	
0.45	£10.25	£11.64	£10.22	£8.79	£7.37	£6.66	£5.95	£4.53	
0.32	£10.25	£12.24	£10.18	£8.10	£6.00	£4.94	£3.88	£1.76	
0.16	£10.25	£22.73	£19.73	£16.74	£13.72	£12.21	£10.68	£7.59	
0.06	£10.25	£56.37	£56.37	£56.37	£56.37	£56.37	£56.37	£56.37	
0.08	£10.25	£32.94	£32.94	£32.94	£32.94	£32.94	£32.94	£32.94	

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium









# Appendix 8 - Cumulative policy impacts



## BLV 1: Existing secondary offices

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£48.89	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£42.23	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£43.77	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£29.42	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£35.36	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£74.93	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.16	£13.69	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.58	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£4.92	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£5.54	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£4.51	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.08	£10.71	£10.52
23	Whalebones Park	150	£22.55	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£8.92	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£1.17	£0.99	£0.73	£0.46	£0.46	-£0.06	-£0.75	-£1.16	-£1.43	-£1.92	-£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£21.32	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£2.67	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£1.54	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall(Middlesex University and The Burroughs)	39	£4.51	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.28	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£1.95	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£2.05	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£1.74	-£0.73	-£0.76	-£0.85	-£0.94	-£0.94	-£1.13	-£1.22	-£1.31	-£1.37	-£1.47	-£1.47
46	Osidge Lane Community Halls	16	£4.61	£0.86	£0.84	£0.68	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£3.28	-£0.67	-£0.69	-£0.83	-£0.97	-£0.97	-£1.27	-£1.34	-£1.45	-£1.52	-£1.64	-£1.64
48	East Barnet Library	12	£1.64	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	-£0.04	-£0.09	-£0.12	-£0.19	-£0.19
49	Burroughs Gardens Carpark(Middlesex University and The Burroughs)	9	£0.62	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.82	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.42	£1.08	£1.07	£1.05	£1.05

BLV2: Existing secondary industrial

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£37.17	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£75.03	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£14.47	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£12.60	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£21.70	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£30.67	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£18.75	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£19.43	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£14.20	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£13.06	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£6.23	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£15.70	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£6.83	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£4.50	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£33.26	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£2.82	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.58	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£5.73	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£2.18	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£2.46	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£3.87	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£2.00	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£6.69	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.08	£10.71	£10.52
23	Whalebones Park	150	£10.01	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£3.96	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£3.37	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£2.14	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£3.32	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£1.82	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£3.69	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£5.64	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£9.46	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£2.73	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£3.91	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£2.09	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£1.64	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£1.18	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.68	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£1.50	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall(Middlesex University and The Burroughs)	39	£2.00	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.96	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.28	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.86	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.41	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.59	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.91	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.77	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£2.05	£0.86	£0.84	£0.68	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£1.46	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.73	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark(Middlesex University and The Burroughs)	9	£0.27	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.36	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05

BLV3: Undeveloped land

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£8.17	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£16.49	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£3.18	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£2.77	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£4.77	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£6.74	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£4.12	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£4.27	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£3.12	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£2.87	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£1.37	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£3.45	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£1.50	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£0.99	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£7.31	£17.76	£17.47	£16.63	£15.80	£15.80	£14.79	£14.14	£13.69	£13.69	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£0.62	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.58	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£1.26	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£0.48	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£0.54	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£0.85	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£0.44	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£1.47	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.08	£10.71	£10.52
23	Whalebones Park	150	£2.20	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£0.87	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£0.74	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£0.47	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£0.73	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£0.40	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£0.81	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£1.24	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£2.08	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£0.60	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£0.86	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£0.46	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£0.36	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£0.26	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.15	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£0.33	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall(Middlesex University and The Burroughs)	39	£0.44	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.21	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.28	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.19	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.09	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.13	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.20	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.17	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£0.45	£0.86	£0.84	£0.68	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£0.32	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.16	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark(Middlesex University and The Burroughs)	9	£0.06	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.08	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05

LB Barnet Local Plan Viability  
BLV4: Public sector and community land

Aff Hsg:

35%

Private sales values:

£7,803 per sq m

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£6.13	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£12.37	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£2.39	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£2.08	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£3.58	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£5.06	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£3.09	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£3.20	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£2.34	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£2.15	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£1.03	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£2.59	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£1.13	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£0.74	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£5.48	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£0.47	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.58	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£0.95	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£0.36	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£0.41	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£0.64	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£0.33	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£1.10	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.08	£10.71	£10.52
23	Whalebones Park	150	£1.65	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£0.65	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£0.56	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£0.35	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£0.55	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£0.30	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£0.61	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.27	£8.97	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£0.93	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£1.56	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£0.45	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£0.65	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£0.35	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£0.27	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£0.20	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.11	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£0.25	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall(Middlesex University and The Burroughs)	39	£0.33	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.16	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.28	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.14	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.07	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.10	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.15	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.13	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£0.34	£0.86	£0.84	£0.68	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£0.24	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.12	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark(Middlesex University and The Burroughs)	9	£0.05	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.06	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



BLV 1: Existing secondary offices

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£71.17	£68.63	£65.28	£61.91	£61.91	£60.98	£52.37	£48.74	£46.31	£41.76	£41.76
2	North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£111.36	£109.71	£104.15	£98.57	£98.57	£95.53	£90.71	£88.01	£86.20	£82.91	£79.69
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£46.16	£44.53	£43.13	£41.72	£41.72	£40.60	£34.82	£32.26	£30.55	£27.39	£27.30
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£35.03	£33.76	£31.86	£29.96	£29.96	£28.82	£24.29	£22.22	£20.84	£18.30	£17.52
5	Public Health England	795	£48.89	£67.00	£66.03	£63.61	£61.20	£61.20	£60.64	£57.73	£56.44	£55.58	£53.98	£53.98
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£54.98	£54.27	£52.03	£49.79	£49.79	£47.81	£45.67	£44.30	£43.40	£41.78	£40.26
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£42.23	£43.91	£43.31	£42.04	£40.76	£40.76	£40.61	£38.76	£38.00	£37.49	£36.55	£36.55
8	Allum Way (Whetstone Town Centre)	445	£43.77	£15.44	£14.87	£13.77	£12.67	£12.67	£12.02	£9.89	£8.88	£8.21	£6.98	£6.39
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£37.82	£37.33	£36.11	£34.88	£34.88	£33.93	£32.38	£31.52	£30.95	£29.92	£29.92
10	Edgware Hospital (Major Thoroughfare)	365	£29.42	£12.51	£12.04	£11.24	£10.44	£10.44	£10.31	£8.54	£7.82	£7.33	£6.43	£6.43
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£32.40	£31.95	£30.99	£30.03	£30.03	£29.92	£28.53	£27.96	£27.58	£26.87	£26.87
12	Great North Leisure Park (Major Thoroughfare)	352	£35.36	£29.64	£29.20	£27.64	£26.09	£26.09	£24.27	£22.90	£21.88	£21.20	£20.00	£19.38
13	High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£9.81	£9.43	£8.83	£8.23	£8.23	£7.86	£6.43	£5.78	£5.34	£4.54	£4.23
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£8.75	£8.39	£7.91	£7.43	£7.43	£6.80	£5.44	£4.74	£4.27	£3.41	£3.17
15	Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£74.93	£19.61	£19.33	£18.49	£17.65	£17.65	£17.54	£16.65	£16.27	£16.02	£15.55	£15.55
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£6.51	£6.25	£5.85	£5.46	£5.46	£5.04	£4.03	£3.52	£3.19	£2.57	£2.57
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£8.01	£7.76	£7.28	£6.81	£6.81	£6.59	£5.65	£5.22	£4.94	£4.41	£4.41
18	McDonald's Restaurant	175	£4.92	£7.20	£6.97	£6.67	£6.36	£6.36	£6.17	£5.31	£4.92	£4.67	£4.19	£4.19
19	744-776 High Rd (North Finchley Town Centre)	175	£5.54	£6.87	£6.64	£6.33	£6.02	£6.02	£5.63	£4.76	£4.32	£4.02	£3.48	£3.36
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£7.55	£7.33	£6.91	£6.49	£6.49	£6.04	£5.19	£4.74	£4.44	£3.90	£3.90
21	KFC/ Burger King Restaurant	162	£4.51	£6.94	£6.73	£6.44	£6.15	£6.15	£5.97	£5.17	£4.80	£4.56	£4.12	£4.12
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£14.97	£14.77	£14.28	£13.79	£13.79	£13.60	£12.96	£12.66	£12.46	£12.09	£11.89
23	Whalebones Park	150	£22.55	£15.02	£14.83	£14.28	£13.73	£13.73	£13.68	£13.08	£12.83	£12.66	£12.35	£12.35
24	Danegrove Former Playing Field	148	£8.92	£14.04	£13.85	£13.38	£12.91	£12.91	£12.86	£12.27	£12.02	£11.86	£11.56	£11.56
25	East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£6.70	£6.52	£6.17	£5.81	£5.81	£5.34	£4.66	£4.28	£4.02	£3.56	£3.25
26	Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£2.32	£2.15	£1.88	£1.62	£1.62	£1.10	£0.43	£0.03	-£0.24	-£0.73	-£0.73
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£6.63	£6.45	£6.20	£5.94	£5.94	£5.68	£5.01	£4.68	£4.47	£4.07	£3.91
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£5.02	£4.85	£4.58	£4.30	£4.30	£4.12	£3.47	£3.17	£2.97	£2.60	£2.48
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£12.13	£11.97	£11.61	£11.25	£11.25	£11.22	£10.70	£10.49	£10.35	£10.09	£10.09
30	Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£4.63	£4.46	£4.22	£3.98	£3.98	£3.93	£3.29	£3.03	£2.86	£2.53	£2.53
31	IBSA House (Mill Hill Growth Area)	125	£21.32	£13.43	£13.26	£12.69	£12.11	£12.11	£11.84	£11.34	£11.07	£10.89	£10.57	£10.40
32	45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£5.57	£5.43	£5.14	£4.84	£4.84	£4.45	£3.90	£3.58	£3.37	£2.99	£2.71
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£10.17	£10.03	£9.73	£9.44	£9.44	£9.41	£8.98	£8.80	£8.68	£8.47	£8.47
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£3.74	£3.61	£3.43	£3.25	£3.25	£3.21	£2.73	£2.53	£2.40	£2.16	£2.16
35	Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£2.54	£2.43	£2.25	£2.07	£2.07	£1.95	£1.52	£1.32	£1.18	£0.94	£0.94
36	Kingmaker House (New Barnet Town Centre)	61	£2.67	£2.71	£2.63	£2.48	£2.34	£2.34	£2.19	£1.88	£1.72	£1.61	£1.42	£1.30
37	Central House (Finchley/ Church End Town Centre)	48	£1.54	£2.04	£1.97	£1.88	£1.78	£1.78	£1.67	£1.43	£1.30	£1.22	£1.07	£0.97
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£1.73	£1.68	£1.54	£1.40	£1.40	£1.13	£0.91	£0.75	£0.64	£0.46	£0.46
39	Usher Hall(Middlesex University and The Burroughs)	39	£4.51	£4.35	£4.30	£4.19	£4.08	£4.08	£4.06	£3.91	£3.84	£3.80	£3.72	£3.72
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£2.07	£2.04	£1.94	£1.84	£1.84	£1.74	£1.64	£1.57	£1.53	£1.45	£1.45
41	East Finchley substation (East Finchley Town Centre)	23	£1.95	£3.28	£3.25	£3.17	£3.08	£3.08	£3.03	£2.94	£2.89	£2.85	£2.79	£2.79
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£2.57	£2.54	£2.48	£2.43	£2.43	£2.43	£2.33	£2.30	£2.27	£2.22	£2.22
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£2.32	£2.30	£2.24	£2.18	£2.18	£2.17	£2.09	£2.05	£2.03	£1.99	£1.99
44	Park House (East Finchley Town Centre)	19	£2.05	£1.29	£1.27	£1.18	£1.09	£1.09	£0.97	£0.89	£0.83	£0.79	£0.71	£0.71
45	Mill Hill Library	19	£1.74	-£0.54	-£0.57	-£0.66	-£0.75	-£0.75	-£0.94	-£1.03	-£1.12	-£1.18	-£1.28	-£1.28
46	Osidge Lane Community Halls	16	£4.61	£1.02	£1.00	£0.84	£0.69	£0.69	£0.58	£0.52	£0.46	£0.43	£0.36	£0.36
47	PDSA and Fuller St car park	16	£3.28	-£0.50	-£0.52	-£0.66	-£0.80	-£0.80	-£1.11	-£1.17	-£1.28	-£1.35	-£1.47	-£1.47
48	East Barnet Library	12	£1.64	£0.43	£0.41	£0.34	£0.26	£0.26	£0.14	£0.09	£0.04	£0.00	-£0.06	-£0.06
49	Burroughs Gardens Carpark(Middlesex University and The Burroughs)	9	£0.62	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.82	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



LB Barnet Local Plan Viability

Aff Hsg: 30%

BLV2: Existing secondary industrial

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£37.17	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£75.03	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£14.47	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£12.60	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£21.70	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£30.67	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£18.75	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£19.43	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£14.20	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£13.06	£9.63	£9.17	£8.77	£8.37	£8.37	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£6.23	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£15.70	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£6.83	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£4.50	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£33.26	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£2.82	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.58	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£5.73	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£2.18	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£2.46	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£3.87	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£2.00	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£6.69	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.08	£10.71	£10.52
23	Whalebones Park	150	£10.01	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£3.96	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£3.37	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£2.14	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£3.32	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£1.82	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£3.69	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£5.64	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£9.46	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£2.73	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£3.91	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£2.09	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£1.64	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£1.18	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.68	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£1.50	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall(Middlesex University and The Burroughs)	39	£2.00	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.96	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.28	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.86	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.41	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.59	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.91	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.77	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£2.05	£0.86	£0.84	£0.68	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£1.46	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.73	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark(Middlesex University and The Burroughs)	9	£0.27	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.36	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05

BLV3: Undeveloped land

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£8.17	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£16.49	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£3.18	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£2.77	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£4.77	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£6.74	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£4.12	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£4.27	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£3.12	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£2.87	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£1.37	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£3.45	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£1.50	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£0.99	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£7.31	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.11	£13.69	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£0.62	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.58	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£1.26	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£0.48	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£0.54	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£0.85	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£0.44	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£1.47	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.08	£10.71	£10.52
23	Whalebones Park	150	£2.20	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£0.87	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£0.74	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£0.47	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£0.73	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£0.40	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£0.81	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£1.24	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£2.08	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£0.60	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£0.86	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£0.46	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£0.36	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£0.26	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.15	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£0.33	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall(Middlesex University and The Burroughs)	39	£0.44	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.21	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.28	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.19	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.09	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.13	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.20	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.17	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£0.45	£0.86	£0.84	£0.68	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£0.32	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.16	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark(Middlesex University and The Burroughs)	9	£0.06	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.08	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05

BLV4: Public sector and community land

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£6.13	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£12.37	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£2.39	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£2.08	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£3.58	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£5.06	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£3.09	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£3.20	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£2.34	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£2.15	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£1.03	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£2.59	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£1.13	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£0.74	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£5.48	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.11	£13.69	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£0.47	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.58	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£0.95	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£0.36	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£0.41	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£0.64	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£0.33	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£1.10	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.08	£10.71	£10.52
23	Whalebones Park	150	£1.65	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£0.65	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£0.56	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£0.35	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£0.55	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£0.30	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£0.61	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£0.93	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£1.56	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£0.45	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£0.65	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£0.35	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£0.27	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£0.20	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.11	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£0.25	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall(Middlesex University and The Burroughs)	39	£0.33	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.16	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.28	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.14	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.07	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.10	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.15	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.13	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£0.34	£0.86	£0.84	£0.68	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£0.24	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.12	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark(Middlesex University and The Burroughs)	9	£0.05	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.06	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05

BLV 1: Existing secondary offices

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£85.60	£83.09	£79.75	£76.42	£76.42	£75.50	£66.98	£63.39	£60.99	£56.50	£56.50
2	North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£121.86	£120.23	£114.72	£109.16	£109.16	£106.16	£101.38	£98.69	£96.90	£93.66	£90.45
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£55.76	£54.16	£52.77	£51.37	£51.37	£50.25	£44.53	£42.01	£40.31	£37.15	£37.05
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£42.64	£41.37	£39.47	£37.58	£37.58	£36.44	£31.90	£29.84	£28.45	£25.91	£25.13
5	Public Health England	795	£48.89	£73.40	£72.44	£70.03	£67.61	£67.61	£67.05	£64.14	£62.86	£62.00	£60.42	£60.42
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£59.71	£59.00	£56.76	£54.52	£54.52	£52.54	£50.40	£49.03	£48.13	£46.51	£44.99
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£42.23	£47.94	£47.34	£46.07	£44.79	£44.79	£44.65	£42.80	£42.04	£41.53	£40.58	£40.58
8	Allum Way (Whetstone Town Centre)	445	£43.77	£18.97	£18.40	£17.30	£16.20	£16.20	£15.55	£13.41	£12.41	£11.74	£10.51	£9.92
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£41.15	£40.65	£39.44	£38.22	£38.22	£37.26	£35.71	£34.86	£34.28	£33.25	£33.25
10	Edgware Hospital (Major Thoroughfare)	365	£29.42	£15.38	£14.91	£14.12	£13.32	£13.32	£13.18	£11.42	£10.69	£10.21	£9.31	£9.31
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£35.38	£33.93	£33.98	£32.02	£32.02	£32.91	£31.52	£30.95	£30.57	£29.86	£29.86
12	Great North Leisure Park (Major Thoroughfare)	352	£35.36	£32.60	£32.15	£30.60	£29.05	£29.05	£27.23	£25.86	£24.84	£24.16	£22.96	£22.34
13	High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£12.10	£11.72	£11.12	£10.52	£10.52	£10.15	£8.72	£8.07	£7.63	£6.83	£6.53
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£10.94	£10.58	£10.10	£9.62	£9.62	£8.99	£7.63	£6.93	£6.46	£5.61	£5.37
15	Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£74.93	£21.47	£21.19	£20.35	£19.51	£19.51	£19.39	£18.51	£18.13	£17.87	£17.41	£17.41
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£8.10	£7.84	£7.45	£7.06	£7.06	£6.63	£5.64	£5.13	£4.80	£4.18	£4.18
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£9.52	£9.27	£8.80	£8.32	£8.32	£8.10	£7.16	£6.74	£6.45	£5.93	£5.93
18	McDonald's Restaurant	175	£4.92	£8.58	£8.35	£8.05	£7.74	£7.74	£7.55	£6.69	£6.30	£6.05	£5.57	£5.57
19	744-776 High Rd (North Finchley Town Centre)	175	£5.54	£8.27	£8.05	£7.74	£7.44	£7.44	£7.05	£6.17	£5.73	£5.43	£4.89	£4.77
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£8.91	£8.69	£8.27	£7.85	£7.85	£7.41	£6.57	£6.12	£5.82	£5.27	£5.27
21	KFC/ Burger King Restaurant	162	£4.51	£8.24	£8.03	£7.74	£7.46	£7.46	£7.28	£6.48	£6.11	£5.87	£5.43	£5.43
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£16.34	£16.14	£15.65	£15.16	£15.16	£14.98	£14.33	£14.03	£13.83	£13.46	£13.27
23	Whalebones Park	150	£22.55	£16.39	£16.20	£15.65	£15.10	£15.10	£15.05	£14.45	£14.20	£14.03	£13.72	£13.72
24	Danegrove Former Playing Field	148	£8.92	£15.33	£15.14	£14.67	£14.20	£14.20	£14.16	£13.56	£13.32	£13.15	£12.85	£12.85
25	East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£7.81	£7.63	£7.27	£6.91	£6.91	£6.44	£5.77	£5.38	£5.13	£4.66	£4.35
26	Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£3.48	£3.31	£3.04	£2.77	£2.77	£2.25	£1.59	£1.19	£0.93	£0.45	£0.45
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£7.79	£7.61	£7.35	£7.09	£7.09	£6.83	£6.17	£5.84	£5.62	£5.22	£5.07
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£6.09	£5.92	£5.64	£5.37	£5.37	£5.19	£4.54	£4.24	£4.04	£3.67	£3.55
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£13.25	£13.08	£12.73	£12.37	£12.37	£12.33	£11.82	£11.61	£11.46	£11.20	£11.20
30	Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£5.68	£5.51	£5.27	£5.03	£5.03	£4.98	£4.34	£4.08	£3.90	£3.58	£3.58
31	IBSA House (Mill Hill Growth Area)	125	£21.32	£14.52	£14.36	£13.78	£13.20	£13.20	£12.93	£12.43	£12.16	£11.98	£11.66	£11.49
32	45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£6.49	£6.34	£6.05	£5.75	£5.75	£5.36	£4.81	£4.49	£4.28	£3.90	£3.63
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£11.10	£10.96	£10.67	£10.37	£10.37	£10.34	£9.91	£9.74	£9.62	£9.40	£9.40
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£4.54	£4.42	£4.24	£4.06	£4.06	£4.02	£3.54	£3.34	£3.21	£2.97	£2.97
35	Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£3.27	£3.15	£2.97	£2.79	£2.79	£2.67	£2.24	£2.04	£1.91	£1.66	£1.66
36	Kingmaker House (New Barnet Town Centre)	61	£2.67	£3.24	£3.15	£3.01	£2.86	£2.86	£2.71	£2.40	£2.25	£2.14	£1.95	£1.82
37	Central House (Finchley/ Church End Town Centre)	48	£1.54	£2.45	£2.39	£2.29	£2.19	£2.19	£2.08	£1.84	£1.72	£1.64	£1.49	£1.38
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£2.15	£2.09	£1.95	£1.82	£1.82	£1.54	£1.32	£1.16	£1.06	£0.87	£0.87
39	Usher Hall(Middlesex University and The Burroughs)	39	£4.51	£4.74	£4.69	£4.58	£4.47	£4.47	£4.45	£4.30	£4.23	£4.19	£4.11	£4.11
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£2.32	£2.29	£2.19	£2.09	£2.09	£1.99	£1.89	£1.82	£1.78	£1.70	£1.70
41	East Finchley substation (East Finchley Town Centre)	23	£1.95	£3.51	£3.48	£3.39	£3.31	£3.31	£3.26	£3.16	£3.11	£3.08	£3.02	£3.02
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£2.79	£2.77	£2.71	£2.66	£2.66	£2.66	£2.56	£2.52	£2.50	£2.45	£2.45
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£2.53	£2.50	£2.45	£2.39	£2.39	£2.38	£2.30	£2.26	£2.24	£2.20	£2.20
44	Park House (East Finchley Town Centre)	19	£2.05	£1.49	£1.46	£1.37	£1.29	£1.29	£1.16	£1.08	£1.02	£0.98	£0.91	£0.91
45	Mill Hill Library	19	£1.74	-£0.35	-£0.38	-£0.47	-£0.56	-£0.56	-£0.74	-£0.84	-£0.93	-£0.99	-£1.09	-£1.09
46	Osidge Lane Community Halls	16	£4.61	£1.18	£1.16	£1.00	£0.85	£0.85	£0.74	£0.68	£0.62	£0.59	£0.53	£0.53
47	PDSA and Fuller St car park	16	£3.28	-£0.33	-£0.35	-£0.49	-£0.63	-£0.63	-£0.94	-£1.00	-£1.11	-£1.18	-£1.31	-£1.31
48	East Barnet Library	12	£1.64	£0.55	£0.54	£0.46	£0.39	£0.39	£0.26	£0.21	£0.16	£0.13	£0.06	£0.06
49	Burroughs Gardens Carpark(Middlesex University and The Burroughs)	9	£0.62	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.82	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



LB Barnet Local Plan Viability

Aff Hsg:

25%

BLV2: Existing secondary industrial

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£37.17	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£75.03	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£14.47	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£12.60	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£21.70	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£30.67	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£18.75	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£19.43	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£14.20	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£13.06	£9.63	£9.17	£8.77	£8.37	£8.37	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£6.23	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£15.70	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£6.83	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£4.50	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£33.26	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£2.82	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.58	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£5.73	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£2.18	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£2.46	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£3.87	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£2.00	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£6.69	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.08	£10.71	£10.52
23	Whalebones Park	150	£10.01	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£3.96	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£3.37	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£2.14	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£0.16	£0.43	£0.19	£0.19
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£3.32	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£1.82	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£3.69	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£5.64	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£9.46	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£2.73	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£3.91	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£2.09	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£1.64	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£1.18	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.68	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£1.50	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall(Middlesex University and The Burroughs)	39	£2.00	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.96	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.28	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.86	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.41	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.59	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.91	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.77	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£2.05	£0.86	£0.84	£0.68	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£1.46	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.73	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark(Middlesex University and The Burroughs)	9	£0.27	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.36	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



BLV3: Undeveloped land

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£8.17	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£16.49	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£3.18	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£2.77	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£4.77	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£6.74	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£4.12	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£4.27	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£3.12	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£2.87	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£1.37	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£3.45	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£1.50	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£0.99	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£7.31	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£0.62	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.58	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£1.26	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£0.48	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£0.54	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£0.85	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£0.44	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£1.47	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.08	£10.71	£10.52
23	Whalebones Park	150	£2.20	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£0.87	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£0.74	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£0.47	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£0.73	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£0.40	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£0.81	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£1.24	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£2.08	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£0.60	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£0.86	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£0.46	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£0.36	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£0.26	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.15	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£0.33	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall(Middlesex University and The Burroughs)	39	£0.44	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.21	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.28	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.19	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.09	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.13	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.20	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.17	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£0.45	£0.86	£0.84	£0.68	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£0.32	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.16	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark(Middlesex University and The Burroughs)	9	£0.06	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.08	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05

BLV4: Public sector and community land

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£6.13	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£12.37	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£2.39	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£2.08	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£3.58	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£5.06	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£3.09	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£3.20	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£2.34	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£2.15	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£1.03	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£2.59	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£1.13	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£0.74	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£5.48	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.11	£13.69	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£0.47	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.58	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£0.95	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£0.36	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£0.41	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£0.64	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£0.33	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£1.10	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.08	£10.71	£10.52
23	Whalebones Park	150	£1.65	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£0.65	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£0.56	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£0.35	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£0.55	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£0.30	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£0.61	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£0.93	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£1.56	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£0.45	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£0.65	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£0.35	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£0.27	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£0.20	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.11	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£0.25	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall(Middlesex University and The Burroughs)	39	£0.33	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.16	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.28	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.14	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.07	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.10	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.15	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.13	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£0.34	£0.86	£0.84	£0.68	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£0.24	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.12	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark(Middlesex University and The Burroughs)	9	£0.05	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.06	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05

BLV 1: Existing secondary offices

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£99.96	£97.45	£94.16	£90.86	£90.86	£89.95	£81.48	£77.94	£75.56	£71.11	£71.11
2	North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£132.35	£130.72	£125.23	£119.73	£119.73	£116.74	£111.97	£109.32	£107.55	£104.34	£101.12
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£65.32	£63.71	£62.33	£60.94	£60.94	£59.84	£54.18	£51.66	£49.97	£46.86	£46.76
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£50.25	£48.99	£47.09	£45.19	£45.19	£44.05	£39.52	£37.45	£36.07	£33.53	£32.75
5	Public Health England	795	£48.89	£79.79	£78.83	£76.44	£74.03	£74.03	£73.46	£70.55	£69.27	£68.41	£66.83	£66.83
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£64.43	£63.73	£61.49	£59.25	£59.25	£57.27	£55.13	£53.76	£52.86	£51.23	£49.72
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£42.23	£51.96	£51.37	£50.11	£48.83	£48.83	£48.69	£46.84	£46.08	£45.57	£44.62	£44.62
8	Allum Way (Whetstone Town Centre)	445	£43.77	£22.50	£21.93	£20.83	£19.73	£19.73	£19.08	£16.94	£15.94	£15.26	£14.03	£13.45
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£44.48	£43.98	£42.76	£41.55	£41.55	£40.60	£39.05	£38.19	£37.62	£36.59	£36.59
10	Edgware Hospital (Major Thoroughfare)	365	£29.42	£18.26	£17.79	£16.99	£16.19	£16.19	£16.06	£14.29	£13.57	£13.08	£12.18	£12.18
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£38.36	£37.91	£36.97	£36.01	£36.01	£35.90	£34.51	£33.94	£33.56	£32.85	£32.85
12	Great North Leisure Park (Major Thoroughfare)	352	£35.36	£35.55	£35.11	£33.56	£32.00	£32.00	£30.19	£28.81	£27.79	£27.12	£25.92	£25.29
13	High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£14.39	£14.01	£13.41	£12.81	£12.81	£12.44	£11.01	£10.36	£9.92	£9.12	£8.82
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£13.13	£12.77	£12.29	£11.81	£11.81	£11.18	£9.82	£9.12	£8.65	£7.80	£7.56
15	Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£74.93	£23.33	£23.04	£22.21	£21.37	£21.37	£20.36	£19.98	£19.98	£19.73	£19.27	£19.27
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£9.69	£9.43	£9.04	£8.65	£8.65	£8.23	£7.24	£6.74	£6.40	£5.79	£5.79
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£11.03	£10.79	£10.31	£9.83	£9.83	£9.62	£8.68	£8.25	£7.97	£7.44	£7.44
18	McDonald's Restaurant	175	£4.92	£9.96	£9.73	£9.43	£9.12	£9.12	£8.93	£8.07	£7.68	£7.43	£6.95	£6.95
19	744-776 High Rd (North Finchley Town Centre)	175	£5.54	£9.67	£9.45	£9.15	£8.84	£8.84	£8.45	£7.59	£7.14	£6.85	£6.31	£6.18
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£10.27	£10.05	£9.63	£9.22	£9.22	£8.77	£7.94	£7.49	£7.19	£6.65	£6.65
21	KFC/ Burger King Restaurant	162	£4.51	£9.53	£9.33	£9.04	£8.75	£8.75	£8.58	£7.78	£7.42	£7.18	£6.73	£6.73
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£17.72	£17.51	£17.03	£16.54	£16.54	£16.35	£15.71	£15.41	£15.21	£14.84	£14.64
23	Whalebones Park	150	£22.55	£17.75	£17.56	£17.01	£16.46	£16.46	£16.42	£15.81	£15.57	£15.40	£15.09	£15.09
24	Danegrove Former Playing Field	148	£8.92	£16.63	£16.44	£15.49	£15.49	£15.49	£15.45	£14.85	£14.61	£14.44	£14.14	£14.14
25	East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£8.91	£8.74	£8.38	£8.02	£8.02	£7.55	£6.88	£6.49	£6.23	£5.77	£5.46
26	Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£4.64	£4.46	£4.20	£3.93	£3.93	£3.41	£2.75	£2.35	£2.09	£1.61	£1.61
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£8.94	£8.77	£8.51	£8.25	£8.25	£7.99	£7.33	£7.00	£6.78	£6.38	£6.23
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£7.15	£6.98	£6.71	£6.43	£6.43	£6.25	£5.60	£5.30	£5.10	£4.73	£4.61
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£14.36	£14.20	£13.84	£13.49	£13.49	£13.45	£12.93	£12.72	£12.58	£12.32	£12.32
30	Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£6.72	£6.56	£6.32	£6.07	£6.07	£6.03	£5.39	£5.13	£4.95	£4.63	£4.63
31	IBSA House (Mill Hill Growth Area)	125	£21.32	£15.61	£15.45	£14.87	£14.29	£14.29	£14.02	£13.52	£13.25	£13.08	£12.75	£12.58
32	45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£7.40	£7.26	£6.96	£6.67	£6.67	£6.27	£5.72	£5.41	£5.19	£4.81	£4.54
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£12.03	£11.90	£11.60	£11.31	£11.31	£11.28	£10.85	£10.67	£10.55	£10.34	£10.34
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£5.35	£5.22	£5.04	£4.86	£4.86	£4.83	£4.35	£4.15	£4.02	£3.77	£3.77
35	Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£3.99	£3.88	£3.70	£3.52	£3.52	£3.40	£2.96	£2.76	£2.63	£2.39	£2.39
36	Kingmaker House (New Barnet Town Centre)	61	£2.67	£3.76	£3.68	£3.53	£3.39	£3.39	£3.24	£2.93	£2.77	£2.66	£2.47	£2.34
37	Central House (Finchley/ Church End Town Centre)	48	£1.54	£2.86	£2.80	£2.70	£2.61	£2.61	£2.50	£2.25	£2.13	£2.05	£1.90	£1.80
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£2.56	£2.51	£2.37	£2.23	£2.23	£1.95	£1.74	£1.58	£1.47	£1.28	£1.28
39	Usher Hall(Middlesex University and The Burroughs)	39	£4.51	£5.13	£5.08	£4.97	£4.85	£4.85	£4.84	£4.69	£4.62	£4.58	£4.50	£4.50
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£2.56	£2.53	£2.43	£2.34	£2.34	£2.23	£2.13	£2.07	£2.02	£1.95	£1.95
41	East Finchley substation (East Finchley Town Centre)	23	£1.95	£3.73	£3.70	£3.62	£3.54	£3.54	£3.48	£3.39	£3.34	£3.31	£3.25	£3.25
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£3.02	£2.99	£2.94	£2.89	£2.89	£2.88	£2.79	£2.75	£2.73	£2.68	£2.68
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£2.74	£2.71	£2.65	£2.60	£2.60	£2.59	£2.50	£2.47	£2.45	£2.40	£2.40
44	Park House (East Finchley Town Centre)	19	£2.05	£1.68	£1.66	£1.57	£1.48	£1.48	£1.36	£1.28	£1.22	£1.17	£1.10	£1.10
45	Mill Hill Library	19	£1.74	-£0.16	-£0.19	-£0.28	-£0.37	-£0.37	-£0.55	-£0.65	-£0.74	-£0.80	-£0.90	-£0.90
46	Osidge Lane Community Halls	16	£4.61	£1.34	£1.32	£1.16	£1.01	£1.01	£0.90	£0.84	£0.79	£0.75	£0.69	£0.69
47	PDSA and Fuller St car park	16	£3.28	-£0.16	-£0.19	-£0.32	-£0.46	-£0.46	-£0.77	-£0.84	-£0.94	-£1.01	-£1.14	-£1.14
48	East Barnet Library	12	£1.64	£0.68	£0.66	£0.59	£0.51	£0.51	£0.39	£0.34	£0.28	£0.25	£0.19	£0.19
49	Burroughs Gardens Carpark(Middlesex University and The Burroughs)	9	£0.62	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.82	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05

BLV2: Existing secondary industrial

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£37.17	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£75.03	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£14.47	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£12.60	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£21.70	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£30.67	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£18.75	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£19.43	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£14.20	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£13.06	£9.63	£9.17	£8.77	£8.37	£8.37	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£6.23	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£15.70	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£6.83	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£4.50	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£33.26	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£2.82	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.58	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£5.73	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£2.18	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£2.46	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£3.87	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£2.00	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£6.69	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.08	£10.71	£10.52
23	Whalebones Park	150	£10.01	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£3.96	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£3.37	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£2.14	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£0.16	£0.43	£0.19	£0.19
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£3.32	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£1.82	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£3.69	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£5.64	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£9.46	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£2.73	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£3.91	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£2.09	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£1.64	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£1.18	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.68	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£1.50	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall(Middlesex University and The Burroughs)	39	£2.00	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.96	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.28	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.86	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.41	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.59	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.91	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.77	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£2.05	£0.86	£0.84	£0.68	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£1.46	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.73	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark(Middlesex University and The Burroughs)	9	£0.27	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.36	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



BLV3: Undeveloped land

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£8.17	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£16.49	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£3.18	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£2.77	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£4.77	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£6.74	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£4.12	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£4.27	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£3.12	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£2.87	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£1.37	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£3.45	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£1.50	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£0.99	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£7.31	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.41	£14.16	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£0.62	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.58	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£1.26	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£0.48	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£0.54	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£0.85	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£0.44	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£1.47	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.08	£10.71	£10.52
23	Whalebones Park	150	£2.20	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£0.87	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£0.74	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£0.47	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£0.73	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£0.40	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£0.81	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£1.24	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£2.08	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£0.60	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£0.86	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£0.46	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£0.36	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£0.26	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.15	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£0.33	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall(Middlesex University and The Burroughs)	39	£0.44	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.21	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.28	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.19	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.09	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.13	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.20	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.17	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£0.45	£0.86	£0.84	£0.68	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£0.32	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.16	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark(Middlesex University and The Burroughs)	9	£0.06	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.08	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05



BLV4: Public sector and community land

LP Ref	Site	No of units	BLV	Baseline	EV charging	BNG 10%	BNG 20%	Accessibility	NZC Scenario A and V	NZC Scenario B and W	NZC Scenario C and X	NZC Scenario D and Y	NZC Scenario E and Z	Aff Workspace
1	Edgware underground & bus stations (Edgware Growth Area)	2,317	£6.13	£56.67	£54.08	£50.70	£47.29	£47.29	£46.35	£37.62	£33.94	£31.45	£26.84	£26.84
2	North London Business Park (Major Transport Infrastructure)	1,350	£12.37	£100.79	£99.14	£93.53	£87.89	£87.89	£84.84	£79.94	£77.21	£75.40	£72.11	£68.90
3	Sainsburys The Hyde (Major Thoroughfare)	1,310	£2.39	£36.49	£34.85	£33.42	£32.00	£32.00	£30.86	£25.06	£22.50	£20.79	£17.63	£17.54
4	Broadway Retail Park (Cricklewood Growth Area)	1,008	£2.08	£27.41	£26.14	£24.24	£22.35	£22.35	£21.21	£16.67	£14.61	£13.22	£10.68	£9.90
5	Public Health England	795	£3.58	£60.59	£59.62	£57.20	£54.79	£54.79	£54.22	£51.31	£50.01	£49.14	£47.54	£47.54
6	Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£5.06	£50.25	£49.54	£47.30	£45.07	£45.07	£43.08	£40.94	£39.58	£38.67	£37.05	£35.54
7	Douglas Bader Park Estate (Estate Regeneration and Infill)	478	£3.09	£39.88	£39.28	£38.00	£36.72	£36.72	£36.57	£34.72	£33.96	£33.45	£32.51	£32.51
8	Allum Way (Whetstone Town Centre)	445	£3.20	£11.92	£11.34	£10.24	£9.14	£9.14	£8.50	£6.36	£5.34	£4.66	£3.41	£2.82
9	Tesco Coppetts Centre (Major Thoroughfares)	397	£2.34	£34.49	£34.00	£32.78	£31.55	£31.55	£30.60	£29.04	£28.19	£27.62	£26.58	£26.58
10	Edgware Hospital (Major Thoroughfare)	365	£2.15	£9.63	£9.17	£8.37	£7.57	£7.57	£7.43	£5.67	£4.94	£4.45	£3.54	£3.54
11	Woodside Park Station West (Existing Transport Infrastructure)	356	£1.03	£29.41	£28.96	£28.00	£27.04	£27.04	£26.93	£25.54	£24.97	£24.59	£23.88	£23.88
12	Great North Leisure Park (Major Thoroughfare)	352	£2.59	£26.69	£26.24	£24.69	£23.13	£23.13	£21.32	£19.94	£18.92	£18.25	£17.05	£16.41
13	High Barnet Station (Chipping Barnet Town Centre)	293	£1.13	£7.52	£7.14	£6.54	£5.94	£5.94	£5.57	£4.14	£3.48	£3.03	£2.22	£1.91
14	Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£0.74	£6.56	£6.20	£5.72	£5.24	£5.24	£4.61	£3.24	£2.53	£2.06	£1.20	£0.95
15	Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£5.48	£17.76	£17.47	£16.63	£15.80	£15.80	£15.68	£14.79	£14.11	£13.69	£13.69	£13.69
16	Finchley House (key site 3) (North Finchley Town Centre)	202	£0.47	£4.91	£4.65	£4.25	£3.86	£3.86	£3.43	£2.42	£1.92	£1.58	£0.96	£0.96
17	Army Reserve Depot (Chipping Barnet Town Centre)	192	£0.95	£6.49	£6.24	£5.77	£5.29	£5.29	£5.08	£4.13	£3.70	£3.41	£2.88	£2.88
18	McDonald's Restaurant	175	£0.36	£5.82	£5.59	£5.28	£4.98	£4.98	£4.79	£3.93	£3.54	£3.28	£2.79	£2.79
19	744-776 High Rd (North Finchley Town Centre)	175	£0.41	£5.46	£5.23	£4.92	£4.61	£4.61	£4.22	£3.35	£2.90	£2.61	£2.07	£1.94
20	Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£0.64	£6.19	£5.97	£5.54	£5.12	£5.12	£4.67	£3.82	£3.37	£3.07	£2.53	£2.53
21	KFC/ Burger King Restaurant	162	£0.33	£5.64	£5.42	£5.13	£4.85	£4.85	£4.67	£3.86	£3.50	£3.25	£2.81	£2.81
22	Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£1.10	£13.60	£13.39	£12.90	£12.41	£12.41	£12.23	£11.58	£11.28	£11.08	£10.71	£10.52
23	Whalebones Park	150	£1.65	£13.66	£13.47	£12.91	£12.36	£12.36	£12.31	£11.71	£11.46	£11.29	£10.99	£10.99
24	Danegrove Former Playing Field	148	£0.65	£12.75	£12.56	£12.09	£11.62	£11.62	£11.57	£10.97	£10.73	£10.57	£10.26	£10.26
25	East Finchley station carpark (East Finchley Town Centre)	135	£0.56	£5.59	£5.42	£5.06	£4.70	£4.70	£4.23	£3.56	£3.17	£2.91	£2.45	£2.14
26	Beacon Bingo (Cricklewood Growth Area)	133	£0.35	£1.17	£0.99	£0.73	£0.46	£0.46	£0.06	£0.75	£1.16	£1.43	£1.92	£1.92
27	811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£0.55	£5.47	£5.30	£5.04	£4.78	£4.78	£4.52	£3.86	£3.53	£3.31	£2.91	£2.75
28	309-319 Ballards Lane (North Finchley Town Centre)	130	£0.30	£3.96	£3.79	£3.51	£3.24	£3.24	£3.06	£2.41	£2.11	£1.91	£1.54	£1.42
29	Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£0.61	£11.01	£10.85	£10.49	£10.14	£10.14	£10.10	£9.58	£9.37	£9.23	£8.97	£8.97
30	Mill Hill East Station (Mill Hill Growth Area)	128	£0.93	£3.58	£3.41	£3.17	£2.93	£2.93	£2.89	£2.25	£1.99	£1.81	£1.49	£1.49
31	IBSA House (Mill Hill Growth Area)	125	£1.56	£12.33	£12.17	£11.59	£11.01	£11.01	£10.75	£10.24	£9.98	£9.80	£9.48	£9.31
32	45-69 East Barnet Rd (New Barnet town centre)	110	£0.45	£4.66	£4.52	£4.22	£3.93	£3.93	£3.53	£2.99	£2.67	£2.46	£2.07	£1.80
33	Watford Way & Bunns Lane (Major Thoroughfare)	105	£0.65	£9.23	£9.10	£8.80	£8.50	£8.50	£8.47	£8.04	£7.87	£7.75	£7.53	£7.53
34	Woodside Park Station east (Existing Transport Infrastructure)	95	£0.35	£2.93	£2.80	£2.62	£2.44	£2.44	£2.40	£1.92	£1.72	£1.59	£1.35	£1.35
35	Ravensfield House (Middlesex University and The Burroughs)	85	£0.27	£1.82	£1.71	£1.53	£1.35	£1.35	£1.23	£0.79	£0.59	£0.46	£0.22	£0.22
36	Kingmaker House (New Barnet Town Centre)	61	£0.20	£2.19	£2.11	£1.96	£1.81	£1.81	£1.67	£1.36	£1.20	£1.09	£0.90	£0.77
37	Central House (Finchley/ Church End Town Centre)	48	£0.11	£1.63	£1.56	£1.46	£1.37	£1.37	£1.26	£1.02	£0.89	£0.81	£0.66	£0.56
38	Bunns Lane Carpark (Mill Hill Town Centre)	43	£0.25	£1.32	£1.26	£1.13	£0.99	£0.99	£0.71	£0.49	£0.33	£0.23	£0.04	£0.04
39	Usher Hall(Middlesex University and The Burroughs)	39	£0.33	£3.96	£3.91	£3.80	£3.69	£3.69	£3.68	£3.52	£3.45	£3.41	£3.33	£3.33
40	Fayer's Building Yard & Church (New Barnet Town Centre)	25	£0.16	£1.83	£1.79	£1.70	£1.60	£1.60	£1.49	£1.39	£1.33	£1.28	£1.20	£1.20
41	East Finchley substation (East Finchley Town Centre)	23	£0.14	£3.05	£3.03	£2.94	£2.86	£2.86	£2.80	£2.71	£2.66	£2.63	£2.57	£2.57
42	Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.07	£2.34	£2.31	£2.26	£2.20	£2.20	£2.20	£2.10	£2.07	£2.04	£1.99	£1.99
43	The Burroughs carpark (Middlesex University and The Burroughs)	21	£0.10	£2.12	£2.09	£2.03	£1.97	£1.97	£1.97	£1.88	£1.85	£1.82	£1.78	£1.78
44	Park House (East Finchley Town Centre)	19	£0.15	£1.10	£1.08	£0.99	£0.90	£0.90	£0.77	£0.69	£0.63	£0.59	£0.51	£0.51
45	Mill Hill Library	19	£0.13	£0.73	£0.76	£0.85	£0.94	£0.94	£1.13	£1.22	£1.31	£1.37	£1.47	£1.47
46	Osidge Lane Community Halls	16	£0.34	£0.86	£0.84	£0.68	£0.53	£0.53	£0.42	£0.35	£0.30	£0.26	£0.20	£0.20
47	PDSA and Fuller St car park	16	£0.24	£0.67	£0.69	£0.83	£0.97	£0.97	£1.27	£1.34	£1.45	£1.52	£1.64	£1.64
48	East Barnet Library	12	£0.12	£0.31	£0.29	£0.21	£0.14	£0.14	£0.01	£0.04	£0.09	£0.12	£0.19	£0.19
49	Burroughs Gardens Carpark(Middlesex University and The Burroughs)	9	£0.05	£1.52	£1.51	£1.48	£1.46	£1.46	£1.45	£1.42	£1.40	£1.39	£1.37	£1.37
50	Manor Park Road carpark	7	£0.06	£1.18	£1.18	£1.15	£1.12	£1.12	£1.11	£1.15	£1.08	£1.07	£1.05	£1.05

## Appendix 9 - Sensitivity analysis (growth)

**LB BARNET LOCAL PLAN VIABILITY**

Values: £6,544 60% 40%

**BLV: SECONDARY OFFICES**

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth A	2,317	£83.74	£110.721	£86.730	£62.597	£38.185	£25.827	£13.285	£-12.668
2 North London Business Park (Major Transport Infrastruct	1,350	£169.02	£140.310	£122.826	£105.271	£87.565	£78.617	£69.669	£51.773
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£70.538	£54.631	£38.601	£22.463	£14.394	£6.325	£-10.018
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£53.401	£40.808	£28.216	£15.624	£9.327	£3.031	£-9.844
5 Public Health England	795	£48.89	£88.519	£77.887	£67.254	£56.622	£51.305	£45.974	£35.305
6 Finchley Central Station (Finchley Central/ Church End T	556	£69.09	£65.824	£57.980	£50.136	£42.292	£38.370	£34.448	£26.604
7 Douglas Bader Park Estate (Estate Regeneration and Inf	478	£42.23	£58.039	£51.360	£44.681	£38.002	£34.663	£31.323	£24.644
8 Allum Way (Whetstone Town Centre)	445	£43.77	£23.373	£17.560	£11.748	£5.925	£2.989	£0.053	£-5.902
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£46.723	£41.224	£35.726	£30.228	£27.479	£24.730	£19.231
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£20.102	£15.381	£10.660	£5.938	£3.560	£1.175	£-3.645
11 Woodside Park Station West (Existing Transport Infrastru	356	£14.04	£42.747	£37.819	£32.892	£27.964	£25.500	£23.036	£18.108
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£34.386	£29.511	£24.637	£19.762	£17.325	£14.881	£9.982
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£14.907	£11.156	£7.405	£3.643	£1.748	£-0.149	£-3.992
14 Tally Ho Triangle (key site 1) (North Finchley Town Centr	280	£10.15	£12.742	£9.156	£5.571	£1.954	£0.143	£-1.692	£-5.374
15 Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£74.93	£25.750	£22.706	£19.663	£16.619	£15.098	£13.576	£10.532
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£9.529	£6.915	£4.283	£1.650	£0.334	£-0.996	£-3.678
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£11.473	£8.993	£6.513	£4.021	£2.771	£1.520	£-0.995
18 McDonald's Restaurant	175	£4.92	£10.388	£8.127	£5.866	£3.594	£2.454	£1.314	£-0.979
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£9.535	£7.216	£4.897	£2.578	£1.419	£0.259	£-2.096
20 Tesco Finchley (Central Finchley/ Church End Town Cen	170	£8.71	£9.933	£7.680	£5.428	£3.176	£2.050	£0.924	£-1.347
21 KFC/ Burger King Restaurant	162	£4.51	£10.002	£7.858	£5.710	£3.562	£2.489	£1.415	£-0.743
22 Watling Avenue carpark & market (Burnt Oak Town Cent	160	£15.07	£19.271	£17.007	£14.744	£12.480	£11.348	£10.216	£7.952
23 Whalebones Park	150	£22.55	£19.952	£17.669	£15.385	£13.102	£11.961	£10.819	£8.536
24 Danegrove Former Playing Field	148	£8.92	£18.547	£16.411	£14.274	£12.138	£11.069	£10.001	£7.865
25 East Finchley station carpark (East Finchley Town Centre	135	£7.59	£8.318	£6.498	£4.678	£2.858	£1.948	£1.038	£-0.800
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£4.132	£2.204	£0.274	£-1.702	£-3.682	£-5.662	£-7.642
27 811 High Rd & Lodge Lane carpark (North Finchley Town	133	£7.48	£9.272	£7.344	£5.416	£3.488	£2.524	£1.559	£-0.375
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£7.451	£5.698	£3.946	£2.194	£1.318	£0.441	£-1.344
29 Colindeep Lane (adjacent to Northern Line) (Colindale Gr	128	£8.30	£16.024	£14.178	£12.332	£10.486	£9.563	£8.640	£6.794
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£7.425	£5.701	£3.978	£2.255	£1.394	£0.532	£-1.221
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£16.501	£14.696	£12.892	£11.087	£10.185	£9.283	£7.478
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£6.926	£5.418	£3.911	£2.403	£1.650	£0.890	£-0.642
33 Watford Way & Bunn Lane (Major Thoroughfare)	105	£8.82	£13.439	£11.892	£10.345	£8.799	£8.026	£7.252	£5.706
34 Woodside Park Station east (Existing Transport Infrastruc	95	£4.72	£5.960	£4.622	£3.284	£1.946	£1.277	£0.608	£-0.741
35 Ravensfield House (Middlesex University and The Burrou	85	£3.69	£4.245	£3.049	£1.852	£0.656	£0.058	£-0.548	£-1.762
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£3.771	£2.901	£2.032	£1.163	£0.728	£0.294	£-0.584
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£2.896	£2.212	£1.527	£0.843	£0.501	£0.159	£-0.533
38 Bunn Lane Carpark (Mill Hill Town Centre)	43	£3.38	£2.190	£1.486	£0.782	£0.078	£-0.277	£-0.634	£-1.348
39 Usher Hall(Middlesex University and The Burroughs)	39	£4.51	£5.827	£5.167	£4.507	£3.846	£3.516	£3.186	£2.526
40 Fayer's Building Yard & Church (New Barnet Town Centr	25	£2.15	£2.696	£2.281	£1.864	£1.443	£1.233	£1.019	£0.592
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£4.243	£3.761	£3.278	£2.796	£2.554	£2.313	£1.831
42 Egerton Gardens carpark (Middlesex University and The	23	£0.92	£3.437	£3.048	£2.658	£2.269	£2.074	£1.879	£1.490
43 The Burroughs carpark (Middlesex University and The Bu	21	£1.33	£3.113	£2.760	£2.407	£2.054	£1.878	£1.702	£1.349
44 Park House (East Finchley Town Centre)	19	£2.05	£1.655	£1.329	£0.999	£0.669	£0.501	£0.333	£-0.006
45 Mill Hill Library	19	£1.74	£-0.522	£-0.846	£-1.169	£-1.492	£-1.854	£-2.186	£-2.139
46 Osidge Lane Community Halls	16	£4.61	£1.295	£1.024	£0.752	£0.477	£0.339	£0.201	£-0.082
47 PDSA and Fuller St car park	16	£3.28	£-0.824	£-1.110	£-1.396	£-1.682	£-1.825	£-1.968	£-2.255
48 East Barnet Library	12	£1.64	£0.509	£0.301	£0.091	£-0.122	£-0.229	£-0.336	£-0.550
49 Burroughs Gardens Carpark(Middlesex University and Th	9	£0.62	£1.322	£1.322	£1.322	£1.322	£1.322	£1.322	£1.322
50 Manor Park Road carpark	7	£0.82	£1.033	£1.033	£1.033	£1.033	£1.033	£1.033	£1.033

Site area	BLV per ha (£m)	Residual land values (£m) per hectare						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£13.55	£10.62	£7.66	£4.67	£3.16	£1.63	£-1.55
16.49	£10.25	£8.51	£7.45	£6.38	£5.31	£4.77	£4.22	£3.14
3.18	£10.25	£22.18	£17.18	£12.14	£7.06	£4.53	£1.99	£-3.15
2.77	£10.25	£19.28	£14.73	£10.19	£5.64	£3.37	£1.09	£-3.55
4.77	£10.25	£18.56	£16.33	£14.10	£11.87	£10.76	£9.64	£7.40
6.74	£10.25	£9.77	£8.60	£7.44	£6.27	£5.69	£5.11	£3.95
4.12	£10.25	£14.09	£12.47	£10.84	£9.22	£8.41	£7.60	£5.98
4.27	£10.25	£5.47	£4.11	£2.75	£1.39	£0.70	£0.01	£-1.38
3.12	£10.25	£14.98	£13.21	£11.45	£9.69	£8.81	£7.93	£6.16
2.87	£10.25	£7.00	£5.36	£3.71	£2.07	£1.24	£0.41	£-1.27
1.37	£10.25	£31.20	£27.61	£24.01	£20.41	£18.61	£16.81	£13.22
3.45	£10.25	£9.97	£8.55	£7.14	£5.73	£5.02	£4.31	£2.89
1.50	£10.25	£9.94	£7.44	£4.94	£2.43	£1.17	£-0.10	£-2.66
0.99	£10.25	£12.87	£9.25	£5.63	£1.97	£0.14	£-1.71	£-5.43
7.31	£10.25	£3.52	£3.11	£2.69	£2.27	£2.07	£1.86	£1.44
0.62	£10.25	£15.37	£11.15	£6.91	£2.66	£0.54	£-1.61	£-5.93
1.26	£10.25	£9.11	£7.14	£5.17	£3.19	£2.20	£1.21	£-0.79
0.48	£10.25	£21.64	£16.93	£12.22	£7.49	£5.11	£2.74	£-2.04
0.54	£10.25	£17.66	£13.36	£9.07	£4.77	£2.63	£0.48	£-3.88
0.85	£10.25	£11.69	£9.04	£6.39	£3.74	£2.41	£1.09	£-1.58
0.44	£10.25	£22.73	£17.86	£12.98	£8.10	£5.66	£3.22	£-1.69
1.47	£10.25	£13.11	£11.57	£10.03	£8.49	£7.72	£6.95	£5.41
2.20	£10.25	£9.07	£8.03	£6.99	£5.96	£5.44	£4.92	£3.88
0.87	£10.25	£21.32	£18.86	£16.41	£13.95	£12.72	£11.50	£9.04
0.74	£10.25	£11.24	£8.78	£6.32	£3.86	£2.63	£1.40	£-1.08
0.47	£10.25	£8.79	£4.69	£0.58	£-3.62	£-5.73	£-7.83	£-12.05
0.73	£10.25	£12.70	£10.06	£7.42	£4.78	£3.46	£2.14	£-0.51
0.40	£10.25	£18.63	£14.25	£9.87	£5.48	£3.29	£1.10	£-3.36
0.81	£10.25	£19.78	£17.50	£15.22	£12.95	£11.81	£10.67	£8.39
1.24	£10.25	£5.99	£4.60	£3.21	£1.82	£1.12	£0.43	£-0.98
2.08	£10.25	£7.93	£7.07	£6.20	£5.33	£4.90	£4.46	£3.60
0.60	£10.25	£11.54	£9.03	£6.52	£4.01	£2.75	£1.48	£-1.07
0.86	£10.25	£15.63	£13.83	£12.03	£10.23	£9.33	£8.43	£6.63
0.46	£10.25	£12.96	£10.05	£7.14	£4.23	£2.78	£1.32	£-1.61
0.36	£10.25	£11.79	£8.47	£5.15	£1.82	£0.16	£-1.52	£-4.89
0.26	£10.25	£14.50	£11.16	£7.82	£4.47	£2.80	£1.13	£-2.24
0.15	£10.25	£19.31	£14.74	£10.18	£5.62	£3.34	£1.06	£-3.56
0.33	£10.25	£6.64	£4.50	£2.37	£0.24	£-0.84	£-1.92	£-4.08
0.44	£10.25	£13.24	£11.74	£10.24	£8.74	£7.99	£7.24	£5.74
0.21	£10.25	£12.84	£10.86	£8.88	£6.87	£5.87	£4.85	£2.82
0.19	£10.25	£22.33	£19.79	£17.25	£14.71	£13.44	£12.17	£9.64
0.09	£10.25	£38.19	£33.86	£29.54	£25.21	£23.05	£20.88	£16.56
0.13	£10.25	£23.94	£21.23	£18.52	£15.80	£14.45	£13.09	£10.38
0.20	£10.25	£8.27	£6.64	£5.00	£3.34	£2.50	£1.67	£-0.03
0.17	£10.25	£-3.07	£-4.98	£-6.88	£-8.78	£-9.73	£-10.68	£-12.58
0.45	£10.25	£2.88	£2.28	£1.67	£1.06	£0.75	£0.45	£-0.18
0.32	£10.25	£-2.58	£-3.47	£-4.36	£-5.26	£-5.70	£-6.15	£-7.05
0.16	£10.25	£3.18	£1.88	£0.57	£-0.76	£-1.43	£-2.10	£-3.44
0.06	£10.25	£22.03	£22.03	£22.03	£22.03	£22.03	£22.03	£22.03
0.08	£10.25	£12.91	£12.91	£12.91	£12.91	£12.91	£12.91	£12.91

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium









**LB BARNET LOCAL PLAN VIABILITY**

Values: £6,796 60% 40%

BLV: SECONDARY OFFICES		Residual land values (£m)								
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH	
1 Edgware underground & bus stations (Edgware Growth A	2,317	£83.74	£133.661	£107.528	£81.279	£54.825	£41.465	£27.965	£0.268	
2 North London Business Park (Major Transport Infrastruct	1,350	£169.02	£156.877	£137.789	£118.671	£99.432	£89.729	£79.973	£60.360	
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£85.815	£68.474	£51.046	£33.442	£24.589	£15.736	£-1.998	
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£65.550	£51.813	£37.998	£24.183	£17.275	£10.368	£-3.559	
5 Public Health England	795	£48.89	£98.681	£87.032	£75.384	£63.735	£57.910	£52.086	£40.437	
6 Finchley Central Station (Finchley Central/ Church End T	556	£69.09	£73.300	£64.708	£56.117	£47.525	£43.229	£38.934	£30.342	
7 Douglas Bader Park Estate (Estate Regeneration and Inf	478	£42.23	£64.465	£57.143	£49.821	£42.500	£38.839	£35.178	£27.857	
8 Allum Way (Whetstone Town Centre)	445	£43.77	£29.067	£22.685	£16.303	£9.921	£6.730	£3.514	£-2.977	
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£52.063	£46.031	£39.998	£33.966	£30.950	£27.934	£21.902	
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£24.773	£19.584	£14.396	£9.208	£6.614	£4.014	£-1.246	
11 Woodside Park Station West (Existing Transport Infrastru	356	£14.04	£47.534	£42.127	£36.721	£31.314	£28.611	£25.908	£20.501	
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£39.121	£33.773	£28.425	£23.076	£20.402	£17.728	£12.375	
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£18.655	£14.529	£10.403	£6.277	£4.214	£2.132	£-2.066	
14 Tally Ho Triangle (key site 1) (North Finchley Town Centr	280	£10.15	£16.325	£12.381	£8.437	£4.493	£2.502	£0.509	£-3.525	
15 Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£74.93	£28.765	£25.420	£22.075	£18.730	£17.057	£15.385	£12.040	
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£12.134	£9.263	£6.393	£3.497	£2.049	£0.600	£-2.328	
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£13.948	£11.221	£8.493	£5.766	£4.400	£3.024	£0.272	
18 McDonald's Restaurant	175	£4.92	£12.644	£10.158	£7.671	£5.185	£3.939	£2.685	£0.176	
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£11.822	£9.285	£6.737	£4.188	£2.913	£1.639	£-0.923	
20 Tesco Finchley (Central Finchley/ Church End Town Cen	170	£8.71	£12.145	£9.687	£7.215	£4.739	£3.502	£2.264	£-0.215	
21 KFC/ Burger King Restaurant	162	£4.51	£12.107	£9.763	£7.414	£5.053	£3.873	£2.693	£0.332	
22 Watling Avenue carpark & market (Burnt Oak Town Cent	160	£15.07	£21.478	£18.994	£16.509	£14.024	£12.782	£11.540	£9.055	
23 Whalebones Park	150	£22.55	£22.079	£19.585	£17.090	£14.594	£13.345	£12.097	£9.601	
24 Danegrove Former Playing Field	148	£8.92	£20.605	£18.263	£15.921	£13.578	£12.407	£11.236	£8.894	
25 East Finchley station carpark (East Finchley Town Centre	135	£7.59	£10.105	£8.106	£6.107	£4.109	£3.109	£2.110	£0.111	
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£5.943	£3.833	£1.724	£-0.399	£-1.482	£-2.565	£-4.731	
27 811 High Rd & Lodge Lane carpark (North Finchley Town	133	£7.48	£11.083	£8.974	£6.865	£4.755	£3.701	£2.646	£0.537	
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£9.170	£7.246	£5.322	£3.398	£2.435	£1.473	£-0.460	
29 Colindeep Lane (adjacent to Northern Line) (Colindale Gr	128	£8.30	£17.802	£15.778	£13.755	£11.731	£10.719	£9.707	£7.684	
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£9.116	£7.223	£5.331	£3.439	£2.493	£1.547	£-0.351	
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£18.239	£16.261	£14.282	£12.304	£11.315	£10.326	£8.347	
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£8.389	£6.736	£5.082	£3.428	£2.601	£1.774	£0.108	
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£14.923	£13.228	£11.533	£9.838	£8.990	£8.143	£6.448	
34 Woodside Park Station east (Existing Transport Infrastruc	95	£4.72	£7.237	£5.780	£4.317	£2.850	£2.116	£1.382	£-0.086	
35 Ravensfield House (Middlesex University and The Burrou	85	£3.69	£5.399	£4.088	£2.776	£1.464	£0.808	£0.152	£-1.176	
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£4.602	£3.649	£2.697	£1.745	£1.268	£0.792	£-0.162	
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£3.550	£2.801	£2.051	£1.301	£0.926	£0.551	£-0.202	
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£2.803	£2.044	£1.278	£0.512	£0.129	£-0.257	£-1.034	
39 Usher Hall(Middlesex University and The Burroughs)	39	£4.51	£6.405	£5.687	£4.969	£4.251	£3.892	£3.533	£2.815	
40 Fayer's Building Yard & Church (New Barnet Town Centre	25	£2.15	£3.060	£2.608	£2.156	£1.701	£1.472	£1.243	£0.779	
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£4.666	£4.141	£3.616	£3.091	£2.829	£2.567	£2.042	
42 Egerton Gardens carpark (Middlesex University and The	23	£0.92	£3.778	£3.354	£2.931	£2.507	£2.296	£2.084	£1.661	
43 The Burroughs carpark (Middlesex University and The Bu	21	£1.33	£3.421	£3.038	£2.654	£2.271	£2.079	£1.887	£1.504	
44 Park House (East Finchley Town Centre)	19	£2.05	£1.939	£1.586	£1.230	£0.871	£0.691	£0.508	£0.142	
45 Mill Hill Library	19	£1.74	£-0.243	£-0.591	£-0.943	£-1.295	£-1.470	£-1.646	£-1.998	
46 Osidge Lane Community Halls	16	£4.61	£1.529	£1.237	£0.942	£0.646	£0.496	£0.345	£0.041	
47 PDSA and Fuller St car park	16	£3.28	£-0.577	£-0.887	£-1.198	£-1.509	£-1.664	£-1.820	£-2.131	
48 East Barnet Library	12	£1.64	£0.689	£0.464	£0.238	£0.008	£-0.108	£-0.225	£-0.457	
49 Burroughs Gardens Carpark(Middlesex University and Th	9	£0.62	£1.454	£1.454	£1.454	£1.454	£1.454	£1.454	£1.454	
50 Manor Park Road carpark	7	£0.82	£1.135	£1.135	£1.135	£1.135	£1.135	£1.135	£1.135	

Site area	BLV per ha (£m)	Residual land values (£m) per hectare						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£16.36	£13.16	£9.95	£6.71	£5.08	£3.42	£0.03
16.49	£10.25	£9.51	£8.36	£7.20	£6.03	£5.44	£4.85	£3.66
3.18	£10.25	£26.99	£21.53	£16.05	£10.52	£7.73	£4.95	£-0.63
2.77	£10.25	£23.66	£18.71	£13.72	£8.73	£6.24	£3.74	£-1.28
4.77	£10.25	£20.69	£18.25	£15.80	£13.36	£12.14	£10.92	£8.48
6.74	£10.25	£10.88	£9.60	£8.33	£7.05	£6.41	£5.78	£4.50
4.12	£10.25	£15.65	£13.87	£12.09	£10.32	£9.43	£8.54	£6.76
4.27	£10.25	£6.81	£5.31	£3.82	£2.32	£1.58	£0.82	£-0.70
3.12	£10.25	£16.69	£14.75	£12.82	£10.89	£9.92	£8.95	£7.02
2.87	£10.25	£8.63	£6.82	£5.02	£3.21	£2.30	£1.40	£-0.43
1.37	£10.25	£34.70	£30.75	£26.80	£22.86	£20.88	£18.91	£14.96
3.45	£10.25	£11.34	£9.79	£8.24	£6.69	£5.91	£5.14	£3.59
1.50	£10.25	£12.44	£9.69	£6.94	£4.18	£2.81	£1.42	£-1.38
0.99	£10.25	£16.49	£12.51	£8.52	£4.54	£2.53	£0.51	£-3.56
7.31	£10.25	£3.94	£3.48	£3.02	£2.56	£2.33	£2.10	£1.65
0.62	£10.25	£19.57	£14.94	£10.31	£5.64	£3.30	£0.97	£-3.76
1.26	£10.25	£11.07	£8.91	£6.74	£4.58	£3.49	£2.40	£0.22
0.48	£10.25	£26.34	£21.16	£15.98	£10.80	£8.21	£5.59	£0.37
0.54	£10.25	£21.89	£17.20	£12.48	£7.76	£5.40	£3.04	£-1.71
0.85	£10.25	£14.29	£11.40	£8.49	£5.58	£4.12	£2.66	£-0.25
0.44	£10.25	£27.52	£22.19	£16.85	£11.48	£8.80	£6.12	£0.76
1.47	£10.25	£14.61	£12.92	£11.23	£9.54	£8.70	£7.85	£6.16
2.20	£10.25	£10.04	£8.90	£7.77	£6.63	£6.07	£5.50	£4.36
0.87	£10.25	£23.68	£20.99	£18.30	£15.61	£14.26	£12.92	£10.22
0.74	£10.25	£13.65	£10.95	£8.25	£5.55	£4.20	£2.85	£0.15
0.47	£10.25	£12.64	£8.16	£3.67	£-0.85	£-3.15	£-5.46	£-10.07
0.73	£10.25	£15.18	£12.29	£9.40	£6.51	£5.07	£3.62	£0.74
0.40	£10.25	£22.93	£18.12	£13.30	£8.49	£6.09	£3.68	£-1.15
0.81	£10.25	£21.98	£19.48	£16.98	£14.48	£13.23	£11.98	£9.49
1.24	£10.25	£7.35	£5.83	£4.30	£2.77	£2.01	£1.25	£-0.28
2.08	£10.25	£8.77	£7.82	£6.87	£5.92	£5.44	£4.96	£4.01
0.60	£10.25	£13.98	£11.23	£8.47	£5.71	£4.33	£2.96	£0.18
0.86	£10.25	£17.35	£15.38	£13.41	£11.44	£10.45	£9.47	£7.50
0.46	£10.25	£15.73	£12.57	£9.38	£6.19	£4.60	£3.01	£-0.19
0.36	£10.25	£15.00	£11.35	£7.71	£4.07	£2.24	£0.42	£-3.27
0.26	£10.25	£17.70	£14.04	£10.37	£6.71	£4.88	£3.05	£-0.62
0.15	£10.25	£23.67	£18.67	£13.67	£8.67	£6.17	£3.67	£-1.34
0.33	£10.25	£8.49	£6.19	£3.87	£1.55	£0.39	£-0.78	£-3.13
0.44	£10.25	£14.56	£12.92	£11.29	£9.66	£8.85	£8.03	£6.40
0.21	£10.25	£14.57	£12.42	£10.27	£8.10	£7.01	£5.92	£3.71
0.19	£10.25	£24.56	£21.79	£19.03	£16.27	£14.89	£13.51	£10.75
0.09	£10.25	£41.98	£37.27	£32.57	£27.86	£25.51	£23.16	£18.45
0.13	£10.25	£26.32	£23.37	£20.42	£17.47	£15.99	£14.52	£11.57
0.20	£10.25	£9.69	£7.93	£6.15	£4.36	£3.45	£2.54	£0.71
0.17	£10.25	£-1.43	£-3.48	£-5.55	£-7.62	£-8.65	£-9.68	£-11.75
0.45	£10.25	£3.40	£2.75	£2.09	£1.44	£1.10	£0.77	£0.09
0.32	£10.25	£-1.80	£-2.77	£-3.74	£-4.72	£-5.20	£-5.69	£-6.66
0.16	£10.25	£4.31	£2.90	£1.49	£0.05	£-0.68	£-1.40	£-2.86
0.06	£10.25	£24.23	£24.23	£24.23	£24.23	£24.23	£24.23	£24.23
0.08	£10.25	£14.19	£14.19	£14.19	£14.19	£14.19	£14.19	£14.19

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium











**LB BARNET LOCAL PLAN VIABILITY**

Values: £7,048 60% 40%

**BLV: SECONDARY OFFICES**

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£156.412	£128.123	£99.743	£71.193	£56.809	£42.322	£12.796
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£173.286	£152.666	£131.954	£111.166	£100.713	£90.198	£68.947
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£100.946	£82.198	£63.350	£44.365	£34.784	£25.147	£5.872
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£77.618	£62.731	£47.780	£32.742	£25.223	£17.704	£2.667
5 Public Health England	795	£48.89	£108.768	£96.132	£83.497	£70.848	£64.516	£58.183	£45.518
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£80.776	£71.437	£62.098	£52.758	£48.089	£43.419	£34.080
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£70.850	£62.895	£54.940	£46.985	£43.008	£39.031	£31.070
8 Allum Way (Whetstone Town Centre)	445	£43.77	£34.761	£27.809	£20.858	£13.907	£10.431	£6.956	-£0.052
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£57.391	£50.832	£44.271	£37.704	£34.421	£31.138	£24.572
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£29.443	£23.788	£18.132	£12.477	£9.649	£6.822	£1.137
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£52.297	£46.418	£40.539	£34.660	£31.721	£28.779	£22.894
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£43.856	£38.034	£32.212	£26.391	£23.480	£20.569	£14.747
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£22.403	£17.902	£13.401	£8.901	£6.650	£4.400	-£0.141
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£19.907	£15.605	£11.303	£7.001	£4.850	£2.687	-£1.685
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£31.780	£28.133	£24.487	£20.840	£19.017	£17.194	£13.547
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£14.739	£11.608	£8.477	£5.343	£3.763	£2.183	-£0.991
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£16.424	£13.449	£10.474	£7.498	£6.011	£4.523	£1.525
18 McDonald's Restaurant	175	£4.92	£14.900	£12.188	£9.477	£6.765	£5.409	£4.053	£1.319
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£14.095	£11.337	£8.576	£5.797	£4.408	£3.019	£0.240
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£14.353	£11.674	£8.995	£6.303	£4.953	£3.604	£0.905
21 KFC/ Burger King Restaurant	162	£4.51	£14.213	£11.658	£9.103	£6.544	£5.257	£3.971	£1.397
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£23.682	£20.979	£18.275	£15.569	£14.216	£12.864	£10.158
23 Whalebones Park	150	£22.55	£24.191	£21.486	£18.780	£16.075	£14.722	£13.369	£10.664
24 Danegrove Former Playing Field	148	£8.92	£22.664	£20.115	£17.567	£15.019	£13.745	£12.471	£9.923
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£11.891	£9.714	£7.536	£5.359	£4.270	£3.182	£1.004
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£7.753	£5.463	£3.172	£0.882	-£0.272	-£1.448	-£3.801
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£12.894	£10.604	£8.313	£6.023	£4.878	£3.732	£1.442
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£10.890	£8.794	£6.698	£4.601	£3.553	£2.505	£0.409
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£19.580	£17.379	£15.177	£12.976	£11.875	£10.774	£8.573
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£10.807	£8.745	£6.684	£4.623	£3.592	£2.562	£0.500
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£19.977	£17.825	£15.673	£13.521	£12.445	£11.369	£9.216
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£9.853	£8.053	£6.253	£4.453	£3.552	£2.652	£0.850
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£16.399	£14.558	£12.716	£10.875	£9.954	£9.033	£7.190
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£8.513	£6.929	£5.344	£3.753	£2.955	£2.157	£0.561
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£6.543	£5.126	£3.699	£2.272	£1.558	£0.845	-£0.591
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£5.432	£4.397	£3.362	£2.326	£1.809	£1.291	£0.255
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£4.205	£3.389	£2.574	£1.759	£1.351	£0.944	£0.128
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£3.414	£2.601	£1.774	£0.946	£0.532	£0.118	-£0.719
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£6.983	£6.207	£5.431	£4.656	£4.268	£3.880	£3.104
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£3.423	£2.935	£2.447	£1.959	£1.712	£1.465	£0.966
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£5.088	£4.521	£3.954	£3.387	£3.104	£2.820	£2.253
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£4.119	£3.661	£3.204	£2.746	£2.517	£2.289	£1.831
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£3.730	£3.316	£2.901	£2.487	£2.280	£2.072	£1.658
44 Park House (East Finchley Town Centre)	19	£2.05	£2.222	£1.842	£1.460	£1.073	£0.879	£0.683	£0.290
45 Mill Hill Library	19	£1.74	£0.035	-£0.337	-£0.717	-£1.097	-£1.287	-£1.477	-£1.857
46 Osidge Lane Community Halls	16	£4.61	£1.763	£1.449	£1.132	£0.813	£0.652	£0.490	£0.164
47 PDSA and Fuller St car park	16	£3.28	-£0.329	-£0.665	-£1.000	-£1.336	-£1.504	-£1.671	-£2.007
48 East Barnet Library	12	£1.64	£0.870	£0.626	£0.383	£0.136	£0.012	-£0.113	-£0.365
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£1.585	£1.585	£1.585	£1.585	£1.585	£1.585	£1.585
50 Manor Park Road carpark	7	£0.82	£1.238	£1.238	£1.238	£1.238	£1.238	£1.238	£1.238

Site area (£m)	BLV per ha (£m)	Residual land values (£m) per hectare						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£19.14	£15.68	£12.21	£8.71	£6.95	£5.18	£1.57
16.49	£10.25	£10.51	£9.26	£8.00	£6.74	£6.11	£5.47	£4.18
3.18	£10.25	£31.74	£25.85	£19.92	£13.95	£10.94	£7.91	£1.85
2.77	£10.25	£28.02	£22.65	£17.25	£11.82	£9.11	£6.39	£0.96
4.77	£10.25	£22.80	£20.15	£17.50	£14.85	£13.53	£12.20	£9.54
6.74	£10.25	£11.98	£10.60	£9.21	£7.83	£7.13	£6.44	£5.06
4.12	£10.25	£17.20	£15.27	£13.34	£11.40	£10.44	£9.47	£7.54
4.27	£10.25	£8.14	£6.51	£4.88	£3.26	£2.44	£1.63	-£0.01
3.12	£10.25	£18.39	£16.29	£14.19	£12.08	£11.03	£9.98	£7.88
2.87	£10.25	£10.26	£8.29	£6.32	£4.35	£3.36	£2.38	£0.40
1.37	£10.25	£38.17	£33.88	£29.59	£25.30	£23.15	£21.01	£16.71
3.45	£10.25	£12.71	£11.02	£9.34	£7.65	£6.81	£5.96	£4.27
1.50	£10.25	£14.94	£11.93	£8.93	£5.93	£4.43	£2.93	-£0.09
0.99	£10.25	£20.11	£15.76	£11.42	£7.07	£4.90	£2.71	-£1.70
7.31	£10.25	£4.35	£3.85	£3.35	£2.85	£2.60	£2.35	£1.85
0.62	£10.25	£23.77	£18.72	£13.67	£8.62	£6.07	£3.52	-£1.60
1.26	£10.25	£13.03	£10.67	£8.31	£5.95	£4.77	£3.59	£1.21
0.48	£10.25	£31.04	£25.39	£19.74	£14.09	£11.27	£8.44	£2.75
0.54	£10.25	£26.10	£20.99	£15.88	£10.74	£8.16	£5.59	£0.44
0.85	£10.25	£16.89	£13.73	£10.58	£7.42	£5.83	£4.24	£1.06
0.44	£10.25	£32.30	£26.50	£20.69	£14.87	£11.95	£9.02	£3.18
1.47	£10.25	£16.11	£14.27	£12.43	£10.59	£9.67	£8.75	£6.91
2.20	£10.25	£11.00	£9.77	£8.54	£7.31	£6.69	£6.08	£4.85
0.87	£10.25	£26.05	£23.12	£20.19	£17.26	£15.80	£14.33	£11.41
0.74	£10.25	£16.07	£13.13	£10.18	£7.24	£5.77	£4.30	£1.36
0.47	£10.25	£16.50	£11.62	£6.75	£1.88	-£0.58	-£3.08	-£8.09
0.73	£10.25	£17.66	£14.53	£11.39	£8.25	£6.68	£5.11	£1.98
0.40	£10.25	£27.23	£21.98	£16.74	£11.50	£8.88	£6.26	£1.02
0.81	£10.25	£24.17	£21.46	£18.74	£16.02	£14.66	£13.30	£10.58
1.24	£10.25	£8.72	£7.05	£5.39	£3.73	£2.90	£2.07	£0.40
2.08	£10.25	£9.60	£8.57	£7.54	£6.50	£5.98	£5.47	£4.43
0.60	£10.25	£16.42	£13.42	£10.42	£7.42	£5.92	£4.42	£1.42
0.86	£10.25	£19.07	£16.93	£14.79	£12.65	£11.57	£10.50	£8.36
0.46	£10.25	£18.51	£15.06	£11.62	£8.16	£6.42	£4.69	£1.22
0.36	£10.25	£18.17	£14.24	£10.28	£6.31	£4.33	£2.35	-£1.64
0.26	£10.25	£20.89	£16.91	£12.93	£8.95	£6.96	£4.96	£0.98
0.15	£10.25	£28.03	£22.60	£17.16	£11.73	£9.01	£6.29	£0.86
0.33	£10.25	£10.35	£7.88	£5.38	£2.87	£1.61	£0.36	-£2.18
0.44	£10.25	£15.87	£14.11	£12.34	£10.58	£9.70	£8.82	£7.05
0.21	£10.25	£16.30	£13.98	£11.65	£9.33	£8.15	£6.97	£4.60
0.19	£10.25	£26.78	£23.80	£20.81	£17.83	£16.34	£14.84	£11.86
0.09	£10.25	£45.77	£40.68	£35.60	£30.51	£27.97	£25.43	£20.34
0.13	£10.25	£28.69	£25.51	£22.32	£19.13	£17.54	£15.94	£12.75
0.20	£10.25	£11.11	£9.21	£7.30	£5.36	£4.40	£3.42	£1.45
0.17	£10.25	£0.20	-£1.98	-£4.22	-£6.45	-£7.57	-£8.69	-£10.92
0.45	£10.25	£3.92	£3.22	£2.52	£1.81	£1.45	£1.09	£0.36
0.32	£10.25	-£1.03	-£2.08	-£3.13	-£4.17	-£4.70	-£5.22	-£6.27
0.16	£10.25	£5.43	£3.91	£2.39	£0.85	£0.08	-£0.71	-£2.28
0.06	£10.25	£26.42	£26.42	£26.42	£26.42	£26.42	£26.42	£26.42
0.08	£10.25	£15.47	£15.47	£15.47	£15.47	£15.47	£15.47	£15.47

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium









**LB BARNET LOCAL PLAN VIABILITY**

Values: £7,299 60% 40%

**BLV: SECONDARY OFFICES**

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£178,999	£148,555	£118,031	£87,365	£71,945	£56,438	£24,978
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£189,663	£167,430	£145,170	£122,807	£111,601	£100,311	£77,534
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£115,983	£95,816	£75,554	£55,167	£44,894	£34,558	£13,714
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£89,560	£73,583	£57,497	£41,302	£33,171	£25,041	£8,780
5 Public Health England	795	£48.89	£118,841	£105,198	£91,555	£77,912	£71,090	£64,269	£50,599
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£88,252	£78,165	£68,078	£57,991	£52,948	£47,905	£37,818
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£77,220	£68,628	£60,036	£51,444	£47,148	£42,852	£34,261
8 Allum Way (Whetstone Town Centre)	445	£43.77	£40,410	£32,934	£25,413	£17,893	£14,132	£10,372	£2,833
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£62,685	£55,597	£48,508	£41,419	£37,874	£34,330	£27,241
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£34,064	£27,979	£21,869	£15,746	£12,685	£9,624	£3,502
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£57,042	£50,689	£44,335	£37,982	£34,805	£31,628	£25,275
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£48,591	£42,295	£36,000	£29,705	£26,558	£23,410	£17,115
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£26,128	£21,275	£16,400	£11,524	£9,086	£6,649	£1,759
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£23,489	£18,829	£14,169	£9,509	£7,178	£4,848	£0,153
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£34,770	£30,828	£26,886	£22,944	£20,972	£19,001	£15,055
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£17,344	£13,952	£10,561	£7,169	£5,474	£3,765	£0,342
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£18,899	£15,676	£12,454	£9,231	£7,620	£6,009	£2,778
18 McDonald's Restaurant	175	£4.92	£17,157	£14,219	£11,282	£8,344	£6,875	£5,407	£2,461
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£16,368	£13,383	£10,397	£7,407	£5,903	£4,398	£1,390
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£16,560	£13,661	£10,761	£7,861	£6,405	£4,944	£2,022
21 KFC/ Burger King Restaurant	162	£4.51	£16,318	£13,553	£10,788	£8,022	£6,640	£5,248	£2,462
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£25,870	£22,948	£20,027	£17,105	£15,645	£14,184	£11,262
23 Whalebones Park	150	£22.55	£26,303	£23,386	£20,470	£17,553	£16,095	£14,637	£11,720
24 Danegrove Former Playing Field	148	£8.92	£24,722	£21,968	£19,214	£16,460	£15,083	£13,706	£10,952
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£13,673	£11,321	£8,965	£6,609	£5,431	£4,253	£1,897
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£9,564	£7,093	£4,621	£2,150	£0,914	£-0.331	£-2,870
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£14,689	£12,231	£9,762	£7,290	£6,055	£4,819	£2,347
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£12,610	£10,342	£8,073	£5,805	£4,671	£3,537	£1,269
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£21,358	£18,979	£16,600	£14,220	£13,031	£11,841	£9,462
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£12,498	£10,267	£8,037	£5,807	£4,691	£3,576	£1,346
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£21,716	£19,390	£17,064	£14,738	£13,575	£12,412	£10,086
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£11,317	£9,370	£7,424	£5,477	£4,504	£3,531	£1,584
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£17,870	£15,882	£13,893	£11,905	£10,910	£9,916	£7,928
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£9,789	£8,077	£6,365	£4,653	£3,794	£2,931	£1,206
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£7,684	£6,153	£4,622	£3,080	£2,308	£1,537	£-0.006
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£6,263	£5,145	£4,026	£2,908	£2,349	£1,789	£0,671
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£4,859	£3,978	£3,097	£2,217	£1,776	£1,336	£0,455
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£4,026	£3,151	£2,270	£1,380	£0,935	£0,490	£-0,405
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£7,561	£6,727	£5,894	£5,060	£4,644	£4,227	£3,393
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£3,787	£3,262	£2,738	£2,214	£1,952	£1,686	£1,152
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£5,511	£4,901	£4,292	£3,683	£3,378	£3,074	£2,464
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£4,460	£3,968	£3,477	£2,985	£2,739	£2,493	£2,001
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£4,039	£3,594	£3,148	£2,703	£2,480	£2,258	£1,812
44 Park House (East Finchley Town Centre)	19	£2.05	£2,504	£2,097	£1,688	£1,274	£1,067	£0,859	£0,436
45 Mill Hill Library	19	£1.74	£0,310	£-0,087	£-0,491	£-0,899	£-1,103	£-1,307	£-1,715
46 Osidge Lane Community Halls	16	£4.61	£1,997	£1,660	£1,322	£0,979	£0,808	£0,634	£0,285
47 PDSA and Fuller St car park	16	£3.28	£-0,081	£-0,442	£-0,802	£-1,163	£-1,343	£-1,523	£-1,883
48 East Barnet Library	12	£1.64	£1,048	£0,789	£0,528	£0,264	£0,131	£-0,002	£-0,272
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£1,717	£1,717	£1,717	£1,717	£1,717	£1,717	£1,717
50 Manor Park Road carpark	7	£0.82	£1,340	£1,340	£1,340	£1,340	£1,340	£1,340	£1,340

Site area (£m)	BLV per ha (£m)	Residual land values (£m) per hectare						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£21.91	£18.18	£14.45	£10.69	£8.81	£6.91	£3.06
16.49	£10.25	£11.50	£10.15	£8.80	£7.45	£6.77	£6.08	£4.70
3.18	£10.25	£36.47	£30.13	£23.76	£17.35	£14.12	£10.87	£4.31
2.77	£10.25	£32.33	£26.56	£20.76	£14.91	£11.98	£9.04	£3.17
4.77	£10.25	£24.91	£22.05	£19.19	£16.33	£14.90	£13.47	£10.61
6.74	£10.25	£13.09	£11.60	£10.10	£8.60	£7.86	£7.11	£5.61
4.12	£10.25	£18.74	£16.66	£14.57	£12.49	£11.44	£10.40	£8.32
4.27	£10.25	£9.46	£7.71	£5.95	£4.19	£3.31	£2.43	£0.66
3.12	£10.25	£20.09	£17.82	£15.55	£13.28	£12.14	£11.00	£8.73
2.87	£10.25	£11.87	£9.75	£7.62	£5.49	£4.42	£3.35	£1.22
1.37	£10.25	£41.64	£37.00	£32.36	£27.72	£25.41	£23.09	£18.45
3.45	£10.25	£14.08	£12.26	£10.43	£8.61	£7.70	£6.79	£4.96
1.50	£10.25	£17.42	£14.18	£10.93	£7.68	£6.06	£4.43	£1.17
0.99	£10.25	£23.73	£19.02	£14.31	£9.60	£7.25	£4.90	£0.16
7.31	£10.25	£4.76	£4.22	£3.68	£3.14	£2.87	£2.60	£2.06
0.62	£10.25	£27.97	£22.50	£17.03	£11.56	£8.83	£6.07	£0.55
1.26	£10.25	£15.00	£12.44	£9.88	£7.33	£6.05	£4.77	£2.20
0.48	£10.25	£35.74	£29.62	£23.50	£17.38	£14.32	£11.26	£5.13
0.54	£10.25	£30.31	£24.78	£19.25	£13.72	£10.93	£8.15	£2.57
0.85	£10.25	£19.48	£16.07	£12.66	£9.25	£7.54	£5.82	£2.38
0.44	£10.25	£37.09	£30.80	£24.52	£18.23	£15.09	£11.93	£5.60
1.47	£10.25	£17.60	£15.61	£13.62	£11.64	£10.64	£9.65	£7.66
2.20	£10.25	£11.96	£10.63	£9.30	£7.98	£7.32	£6.65	£5.33
0.87	£10.25	£28.42	£25.25	£22.08	£18.92	£17.34	£15.75	£12.59
0.74	£10.25	£18.48	£15.30	£12.12	£8.93	£7.34	£5.75	£2.56
0.47	£10.25	£20.35	£15.09	£9.83	£4.57	£1.94	£-0.70	£-6.11
0.73	£10.25	£20.12	£16.75	£13.37	£9.99	£8.29	£6.60	£3.22
0.40	£10.25	£31.52	£25.85	£20.18	£14.51	£11.68	£8.84	£3.17
0.81	£10.25	£26.37	£23.43	£20.49	£17.56	£16.09	£14.62	£11.68
1.24	£10.25	£10.08	£8.28	£6.48	£4.68	£3.78	£2.88	£1.09
2.08	£10.25	£10.44	£9.32	£8.20	£7.09	£6.53	£5.97	£4.85
0.60	£10.25	£18.86	£15.62	£12.37	£9.13	£7.51	£5.88	£2.64
0.86	£10.25	£20.78	£18.47	£16.15	£13.84	£12.69	£11.53	£9.22
0.46	£10.25	£21.28	£17.56	£13.84	£10.12	£8.25	£6.37	£2.62
0.36	£10.25	£21.34	£17.09	£12.84	£8.55	£6.41	£4.27	£-0.02
0.26	£10.25	£24.09	£19.79	£15.49	£11.18	£9.03	£6.88	£2.58
0.15	£10.25	£32.39	£26.52	£20.65	£14.78	£11.84	£8.91	£3.04
0.33	£10.25	£12.20	£9.55	£6.88	£4.18	£2.83	£1.49	£-1.23
0.44	£10.25	£17.18	£15.29	£13.40	£11.50	£10.55	£9.61	£7.71
0.21	£10.25	£18.03	£15.54	£13.04	£10.54	£9.29	£8.03	£5.49
0.19	£10.25	£29.00	£25.80	£22.59	£19.38	£17.78	£16.18	£12.97
0.09	£10.25	£49.55	£44.09	£38.63	£33.16	£30.43	£27.70	£22.24
0.13	£10.25	£31.07	£27.64	£24.22	£20.79	£19.08	£17.37	£13.94
0.20	£10.25	£12.52	£10.49	£8.44	£6.37	£5.33	£4.29	£2.18
0.17	£10.25	£1.82	£-0.51	£-2.89	£-5.29	£-6.49	£-7.69	£-10.09
0.45	£10.25	£4.44	£3.69	£2.94	£2.18	£1.79	£1.41	£0.63
0.32	£10.25	£-0.25	£-1.38	£-2.51	£-3.63	£-4.20	£-4.76	£-5.89
0.16	£10.25	£6.55	£4.93	£3.30	£1.65	£0.82	£-0.01	£-1.70
0.06	£10.25	£28.62	£28.62	£28.62	£28.62	£28.62	£28.62	£28.62
0.08	£10.25	£16.75	£16.75	£16.75	£16.75	£16.75	£16.75	£16.75

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium









**LB BARNET LOCAL PLAN VIABILITY**

Values: £7,551 60% 40%

**BLV: SECONDARY OFFICES**

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth A	2,317	£83.74	£201.443	£168.867	£136.181	£103.386	£86.917	£70.379	£36.915
2 North London Business Park (Major Transport Infrastruct	1,350	£169.02	£205.923	£182.142	£158.293	£134.393	£122.375	£110.345	£86.050
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£130.965	£109.332	£87.659	£65.875	£54.900	£43.876	£21.557
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£101.472	£84.330	£67.158	£49.847	£41.119	£32.378	£14.894
5 Public Health England	795	£48.89	£128.915	£114.264	£99.614	£84.963	£77.638	£70.313	£55.662
6 Finchley Central Station (Finchley Central/ Church End T	556	£69.09	£95.728	£84.893	£74.059	£63.225	£57.807	£52.390	£41.556
7 Douglas Bader Park Estate (Estate Regeneration and Inf	478	£42.23	£83.590	£74.361	£65.132	£55.903	£51.289	£46.674	£37.445
8 Allum Way (Whetstone Town Centre)	445	£43.77	£46.042	£38.005	£29.968	£21.879	£17.834	£13.788	£5.698
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£67.979	£60.361	£52.743	£45.125	£41.316	£37.507	£29.888
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£38.684	£32.137	£25.591	£19.016	£15.721	£12.426	£5.837
11 Woodside Park Station West (Existing Transport Infrastru	356	£14.04	£61.787	£54.959	£48.131	£41.303	£37.889	£34.475	£27.647
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£53.325	£46.557	£39.788	£33.019	£29.635	£26.251	£19.482
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£29.836	£24.619	£19.398	£14.148	£11.523	£8.897	£3.647
14 Tally Ho Triangle (key site 1) (North Finchley Town Centr	280	£10.15	£27.032	£22.046	£17.035	£12.016	£9.507	£6.998	£1.968
15 Watchtower House & Kingdom Hall(Mill Hill Growth Area)	224	£74.93	£37.759	£33.518	£29.277	£25.036	£22.915	£20.794	£16.553
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£19.949	£16.297	£12.645	£8.993	£7.167	£5.341	£1.660
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£21.374	£17.904	£14.434	£10.964	£9.229	£7.494	£4.024
18 McDonald's Restaurant	175	£4.92	£19.413	£16.250	£13.087	£9.924	£8.342	£6.760	£3.597
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£18.642	£15.429	£12.216	£9.003	£7.396	£5.778	£2.540
20 Tesco Finchley (Central Finchley/ Church End Town Cen	170	£8.71	£18.768	£15.648	£12.527	£9.406	£7.846	£6.284	£3.139
21 KFC/ Burger King Restaurant	162	£4.51	£18.423	£15.447	£12.472	£9.496	£8.008	£6.520	£3.527
22 Watling Avenue carpark & market (Burnt Oak Town Cent	160	£15.07	£28.058	£24.917	£21.777	£18.637	£17.067	£15.496	£12.356
23 Whalebones Park	150	£22.55	£28.415	£25.287	£22.159	£19.032	£17.468	£15.904	£12.776
24 Danegrove Former Playing Field	148	£8.92	£26.780	£23.820	£20.860	£17.901	£16.421	£14.941	£11.981
25 East Finchley station carpark (East Finchley Town Centre	135	£7.59	£15.441	£12.920	£10.394	£7.860	£6.592	£5.325	£2.791
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£11.375	£8.722	£6.070	£3.417	£2.091	£0.765	£-1.939
27 811 High Rd & Lodge Lane carpark (North Finchley Town	133	£7.48	£16.481	£13.844	£11.207	£8.558	£7.232	£5.905	£3.253
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£14.315	£11.889	£9.449	£7.009	£5.789	£4.569	£2.129
29 Colindeep Lane (adjacent to Northern Line) (Colindale Gr	128	£8.30	£23.137	£20.579	£18.022	£15.465	£14.186	£12.908	£10.351
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£14.174	£11.787	£9.390	£6.990	£5.791	£4.591	£2.191
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£23.454	£20.954	£18.454	£15.954	£14.705	£13.455	£10.955
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£12.781	£10.688	£8.595	£6.502	£5.455	£4.409	£2.316
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£19.341	£17.206	£15.070	£12.934	£11.867	£10.799	£8.663
34 Woodside Park Station east (Existing Transport Infrastruc	95	£4.72	£11.065	£9.226	£7.386	£5.546	£4.626	£3.706	£1.852
35 Ravensfield House (Middlesex University and The Burrou	85	£3.69	£8.825	£7.180	£5.535	£3.888	£3.059	£2.230	£0.571
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£7.094	£5.893	£4.691	£3.490	£2.889	£2.288	£1.086
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£5.513	£4.567	£3.621	£2.675	£2.202	£1.729	£0.783
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£4.637	£3.701	£2.766	£1.814	£1.338	£0.862	£-0.091
39 Usher Hall(Middlesex University and The Burroughs)	39	£4.51	£8.139	£7.248	£6.356	£5.465	£5.019	£4.574	£3.682
40 Fayer's Building Yard & Church (New Barnet Town Centr	25	£2.15	£4.150	£3.590	£3.029	£2.468	£2.188	£1.907	£1.338
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£5.933	£5.282	£4.630	£3.979	£3.653	£3.327	£2.676
42 Egerton Gardens carpark (Middlesex University and The	23	£0.92	£4.801	£4.275	£3.749	£3.224	£2.961	£2.698	£2.172
43 The Burroughs carpark (Middlesex University and The Bu	21	£1.33	£4.348	£3.872	£3.395	£2.919	£2.681	£2.443	£1.967
44 Park House (East Finchley Town Centre)	19	£2.05	£2.784	£2.352	£1.915	£1.476	£1.254	£1.031	£0.582
45 Mill Hill Library	19	£1.74	£0.584	£0.162	£-0.265	£-0.701	£-0.919	£-1.138	£-1.574
46 Osidge Lane Community Halls	16	£4.61	£2.229	£1.870	£1.510	£1.145	£0.962	£0.778	£0.406
47 PDSA and Fuller St car park	16	£3.28	£0.164	£-0.219	£-0.604	£-0.989	£-1.182	£-1.374	£-1.759
48 East Barnet Library	12	£1.64	£1.226	£0.951	£0.672	£0.393	£0.250	£0.108	£-0.179
49 Burroughs Gardens Carpark(Middlesex University and Th	9	£0.62	£1.849	£1.849	£1.849	£1.849	£1.849	£1.849	£1.849
50 Manor Park Road carpark	7	£0.82	£1.442	£1.442	£1.442	£1.442	£1.442	£1.442	£1.442

Site area (£m)	BLV per ha (£m)	Residual land values (£m) per hectare						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£24.66	£20.67	£16.67	£12.65	£10.64	£8.61	£4.52
16.49	£10.25	£12.49	£11.05	£9.60	£8.15	£7.42	£6.69	£5.22
3.18	£10.25	£41.18	£34.38	£27.57	£20.72	£17.26	£13.80	£6.78
2.77	£10.25	£36.63	£30.44	£24.24	£18.00	£14.84	£11.69	£5.38
4.77	£10.25	£27.03	£23.95	£20.88	£17.81	£16.28	£14.74	£11.67
6.74	£10.25	£14.20	£12.60	£10.99	£9.38	£8.58	£7.77	£6.17
4.12	£10.25	£20.29	£18.05	£15.81	£13.57	£12.45	£11.33	£9.09
4.27	£10.25	£10.78	£8.90	£7.02	£5.12	£4.18	£3.23	£1.33
3.12	£10.25	£21.79	£19.35	£16.90	£14.46	£13.24	£12.02	£9.58
2.87	£10.25	£13.48	£11.20	£8.92	£6.63	£5.48	£4.33	£2.03
1.37	£10.25	£45.10	£40.12	£35.13	£30.15	£27.66	£25.16	£20.18
3.45	£10.25	£15.46	£13.49	£11.53	£9.57	£8.59	£7.61	£5.65
1.50	£10.25	£19.89	£16.41	£12.93	£9.43	£7.68	£5.93	£2.43
0.99	£10.25	£27.31	£22.27	£17.21	£12.14	£9.60	£7.07	£1.99
7.31	£10.25	£5.17	£4.59	£4.01	£3.42	£3.13	£2.84	£2.26
0.62	£10.25	£32.18	£26.29	£20.40	£14.50	£11.56	£8.61	£2.68
1.26	£10.25	£16.96	£14.21	£11.46	£8.70	£7.32	£5.95	£3.19
0.48	£10.25	£40.44	£33.85	£27.26	£20.67	£17.38	£14.08	£7.49
0.54	£10.25	£34.52	£28.57	£22.62	£16.67	£13.70	£10.70	£4.70
0.85	£10.25	£22.08	£18.41	£14.74	£11.07	£9.23	£7.39	£3.69
0.44	£10.25	£41.87	£35.11	£28.34	£21.58	£18.20	£14.82	£8.02
1.47	£10.25	£19.09	£16.95	£14.81	£12.68	£11.61	£10.54	£8.41
2.20	£10.25	£12.92	£11.49	£10.07	£8.65	£7.94	£7.23	£5.81
0.87	£10.25	£30.78	£27.38	£23.98	£20.58	£18.87	£17.17	£13.77
0.74	£10.25	£20.87	£17.46	£14.05	£10.62	£8.91	£7.20	£3.77
0.47	£10.25	£24.20	£18.56	£12.91	£7.27	£4.45	£1.63	£-4.12
0.73	£10.25	£22.58	£18.96	£15.35	£11.72	£9.91	£8.09	£4.46
0.40	£10.25	£35.79	£29.72	£23.62	£17.52	£14.47	£11.42	£5.32
0.81	£10.25	£28.56	£25.41	£22.25	£19.09	£17.51	£15.94	£12.78
1.24	£10.25	£11.43	£9.51	£7.57	£5.64	£4.67	£3.70	£1.77
2.08	£10.25	£11.28	£10.07	£8.87	£7.67	£7.07	£6.47	£5.27
0.60	£10.25	£21.30	£17.81	£14.32	£10.84	£9.09	£7.35	£3.86
0.86	£10.25	£22.49	£20.01	£17.52	£15.04	£13.80	£12.56	£10.07
0.46	£10.25	£24.05	£20.06	£16.06	£12.06	£10.06	£8.06	£4.03
0.36	£10.25	£24.51	£19.94	£15.38	£10.80	£8.50	£6.19	£1.59
0.26	£10.25	£27.29	£22.66	£18.04	£13.42	£11.11	£8.80	£4.18
0.15	£10.25	£36.75	£30.45	£24.14	£17.83	£14.68	£11.52	£5.22
0.33	£10.25	£14.05	£11.22	£8.38	£5.50	£4.05	£2.61	£-0.27
0.44	£10.25	£18.50	£16.47	£14.45	£12.42	£11.41	£10.39	£8.37
0.21	£10.25	£19.76	£17.09	£14.42	£11.75	£10.42	£9.08	£6.37
0.19	£10.25	£31.23	£27.80	£24.37	£20.94	£19.23	£17.51	£14.08
0.09	£10.25	£53.34	£47.50	£41.66	£35.82	£32.90	£29.97	£24.13
0.13	£10.25	£33.44	£29.78	£26.12	£22.45	£20.62	£18.79	£15.13
0.20	£10.25	£13.92	£11.76	£9.57	£7.38	£6.27	£5.16	£2.91
0.17	£10.25	£3.44	£0.95	£-1.56	£-4.13	£-5.41	£-6.69	£-9.26
0.45	£10.25	£4.95	£4.16	£3.35	£2.54	£2.14	£1.73	£0.90
0.32	£10.25	£0.51	£-0.68	£-1.89	£-3.09	£-3.69	£-4.29	£-5.50
0.16	£10.25	£7.66	£5.95	£4.20	£2.45	£1.56	£0.68	£-1.12
0.06	£10.25	£30.81	£30.81	£30.81	£30.81	£30.81	£30.81	£30.81
0.08	£10.25	£18.03	£18.03	£18.03	£18.03	£18.03	£18.03	£18.03

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium











**LB BARNET LOCAL PLAN VIABILITY**

Values: £7,803 60% 40%

**BLV: SECONDARY OFFICES**

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£223.806	£189.048	£154.230	£119.289	£101.755	£84.172	£48.674
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£222.184	£196.776	£171.369	£145.876	£133.105	£120.286	£94.481
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£145.847	£122.816	£99.684	£76.476	£64.832	£53.103	£29.399
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£113.295	£95.049	£76.712	£58.300	£49.041	£39.714	£21.008
5 Public Health England	795	£48.89	£138.954	£123.319	£107.672	£92.014	£84.186	£76.357	£60.699
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£103.204	£91.622	£80.040	£68.458	£62.667	£56.876	£45.294
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£89.960	£80.094	£70.228	£60.362	£55.429	£50.496	£40.630
8 Allum Way (Whetstone Town Centre)	445	£43.77	£51.675	£43.075	£34.474	£25.864	£21.535	£17.205	£8.545
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£73.273	£65.126	£56.978	£48.831	£44.757	£40.683	£32.535
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£43.304	£36.295	£29.287	£22.278	£18.757	£15.229	£8.172
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£66.532	£59.229	£51.927	£44.625	£40.973	£37.322	£30.020
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£58.024	£50.801	£43.576	£36.334	£32.713	£29.092	£21.850
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£33.543	£27.956	£22.369	£16.771	£13.959	£11.146	£5.521
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£30.576	£25.236	£19.895	£14.524	£11.836	£9.147	£3.770
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£40.748	£36.208	£31.668	£27.128	£24.858	£22.588	£18.048
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£22.554	£18.642	£14.729	£10.816	£8.860	£6.904	£2.979
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£23.829	£20.129	£16.414	£12.697	£10.838	£8.979	£5.261
18 McDonald's Restaurant	175	£4.92	£21.651	£18.279	£14.892	£11.503	£9.809	£8.114	£4.726
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£20.915	£17.474	£14.034	£10.594	£8.874	£7.154	£3.689
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£20.976	£17.635	£14.293	£10.952	£9.281	£7.611	£4.255
21 KFC/ Burger King Restaurant	162	£4.51	£20.528	£17.342	£14.156	£10.970	£9.377	£7.784	£4.592
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£30.245	£26.886	£23.527	£20.168	£18.489	£16.809	£13.450
23 Whalebones Park	150	£22.55	£30.527	£27.188	£23.849	£20.510	£18.841	£17.171	£13.832
24 Danegrove Former Playing Field	148	£8.92	£28.838	£25.672	£22.507	£19.341	£17.758	£16.176	£13.010
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£17.209	£14.511	£11.814	£9.110	£7.754	£6.397	£3.684
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£13.186	£10.352	£7.518	£4.685	£3.268	£1.851	£-1.008
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£18.273	£15.457	£12.640	£9.824	£8.409	£6.992	£4.158
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£16.017	£13.421	£10.824	£8.213	£6.907	£5.601	£2.989
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£24.915	£22.180	£19.445	£16.710	£15.342	£13.975	£11.240
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£15.847	£13.294	£10.740	£8.174	£6.890	£5.606	£3.037
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£25.192	£22.519	£19.845	£17.171	£15.834	£14.498	£11.824
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£14.245	£12.005	£9.766	£7.527	£6.407	£5.287	£3.048
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£20.813	£18.530	£16.247	£13.964	£12.823	£11.682	£9.399
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£12.341	£10.374	£8.407	£6.439	£5.456	£4.472	£2.497
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£9.966	£8.207	£6.448	£4.689	£3.809	£2.922	£1.149
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£7.925	£6.640	£5.356	£4.071	£3.429	£2.787	£1.502
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£6.167	£5.156	£4.144	£3.133	£2.627	£2.121	£1.110
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£5.241	£4.251	£3.255	£2.248	£1.741	£1.234	£0.221
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£8.717	£7.768	£6.819	£5.870	£5.395	£4.920	£3.971
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£4.514	£3.917	£3.320	£2.723	£2.424	£2.126	£1.523
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£6.356	£5.662	£4.968	£4.274	£3.928	£3.581	£2.887
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£5.142	£4.582	£4.022	£3.462	£3.182	£2.902	£2.342
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£4.657	£4.149	£3.642	£3.135	£2.882	£2.628	£2.121
44 Park House (East Finchley Town Centre)	19	£2.05	£3.064	£2.604	£2.142	£1.676	£1.441	£1.204	£0.728
45 Mill Hill Library	19	£1.74	£0.858	£0.409	£-0.041	£-0.503	£-0.736	£-0.968	£-1.433
46 Osidge Lane Community Halls	16	£4.61	£2.460	£2.081	£1.697	£1.311	£1.116	£0.921	£0.526
47 PDSA and Fuller St car park	16	£3.28	£0.408	£0.004	£-0.406	£-0.816	£-1.021	£-1.226	£-1.636
48 East Barnet Library	12	£1.64	£1.404	£1.111	£0.816	£0.519	£0.369	£0.218	£-0.086
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£1.980	£1.980	£1.980	£1.980	£1.980	£1.980	£1.980
50 Manor Park Road carpark	7	£0.82	£1.545	£1.545	£1.545	£1.545	£1.545	£1.545	£1.545

Site area (£m)	BLV per ha (£m)	Residual land values (£m) per hectare						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£27.39	£23.14	£18.88	£14.60	£12.45	£10.30	£5.96
16.49	£10.25	£13.47	£11.93	£10.39	£8.85	£8.07	£7.29	£5.73
3.18	£10.25	£45.86	£38.62	£31.35	£24.05	£20.39	£16.70	£9.24
2.77	£10.25	£40.90	£34.31	£27.69	£21.05	£17.70	£14.34	£7.58
4.77	£10.25	£29.13	£25.85	£22.57	£19.29	£17.65	£16.01	£12.73
6.74	£10.25	£15.31	£13.59	£11.88	£10.16	£9.30	£8.44	£6.72
4.12	£10.25	£21.83	£19.44	£17.05	£14.65	£13.45	£12.26	£9.86
4.27	£10.25	£12.10	£10.09	£8.07	£6.06	£5.04	£4.03	£2.00
3.12	£10.25	£23.49	£20.87	£18.26	£15.65	£14.35	£13.04	£10.43
2.87	£10.25	£15.09	£12.65	£10.20	£7.76	£6.54	£5.31	£2.85
1.37	£10.25	£48.56	£43.23	£37.90	£32.57	£29.91	£27.24	£21.91
3.45	£10.25	£16.82	£14.72	£12.63	£10.53	£9.48	£8.43	£6.33
1.50	£10.25	£22.36	£18.64	£14.91	£11.18	£9.31	£7.43	£3.68
0.99	£10.25	£30.89	£25.49	£20.10	£14.67	£11.96	£9.24	£3.81
7.31	£10.25	£5.57	£4.95	£4.33	£3.71	£3.40	£3.09	£2.47
0.62	£10.25	£36.38	£30.07	£23.76	£17.45	£14.29	£11.14	£4.81
1.26	£10.25	£18.91	£15.98	£13.03	£10.08	£8.60	£7.13	£4.18
0.48	£10.25	£45.11	£38.08	£31.02	£23.96	£20.43	£16.90	£9.84
0.54	£10.25	£38.73	£32.36	£25.99	£19.62	£16.43	£13.25	£6.83
0.85	£10.25	£24.68	£20.75	£16.82	£12.88	£10.92	£8.95	£5.01
0.44	£10.25	£46.65	£39.41	£32.17	£24.93	£21.31	£17.69	£10.44
1.47	£10.25	£20.58	£18.29	£16.00	£13.72	£12.58	£11.43	£9.15
2.20	£10.25	£13.88	£12.36	£10.84	£9.32	£8.56	£7.81	£6.29
0.87	£10.25	£33.15	£29.51	£25.87	£22.23	£20.41	£18.59	£14.95
0.74	£10.25	£23.26	£19.61	£15.97	£12.31	£10.48	£8.64	£4.98
0.47	£10.25	£28.05	£22.03	£16.00	£9.97	£6.95	£3.94	£-2.14
0.73	£10.25	£25.03	£21.17	£17.32	£13.46	£11.52	£9.58	£5.70
0.40	£10.25	£40.04	£33.55	£27.06	£20.53	£17.27	£14.00	£7.47
0.81	£10.25	£30.76	£27.38	£24.01	£20.63	£18.94	£17.25	£13.88
1.24	£10.25	£12.78	£10.72	£8.66	£6.59	£5.56	£4.52	£2.45
2.08	£10.25	£12.11	£10.83	£9.54	£8.26	£7.61	£6.97	£5.68
0.60	£10.25	£23.74	£20.01	£16.28	£12.54	£10.68	£8.81	£5.08
0.86	£10.25	£24.20	£21.55	£18.89	£16.24	£14.91	£13.58	£10.93
0.46	£10.25	£26.83	£22.55	£18.28	£14.00	£11.86	£9.72	£5.43
0.36	£10.25	£27.68	£22.80	£17.91	£13.02	£10.58	£8.12	£3.19
0.26	£10.25	£30.48	£25.54	£20.60	£15.66	£13.19	£10.72	£5.78
0.15	£10.25	£41.12	£34.37	£27.63	£20.88	£17.51	£14.14	£7.40
0.33	£10.25	£15.88	£12.88	£9.86	£6.81	£5.28	£3.74	£0.67
0.44	£10.25	£19.81	£17.65	£15.50	£13.34	£12.26	£11.18	£9.03
0.21	£10.25	£21.49	£18.65	£15.81	£12.97	£11.54	£10.12	£7.25
0.19	£10.25	£33.45	£29.80	£26.15	£22.50	£20.67	£18.85	£15.19
0.09	£10.25	£57.13	£50.91	£44.69	£38.47	£35.36	£32.25	£26.03
0.13	£10.25	£35.82	£31.92	£28.02	£24.12	£22.17	£20.22	£16.32
0.20	£10.25	£15.32	£13.02	£10.71	£8.38	£7.20	£6.02	£3.64
0.17	£10.25	£5.05	£2.41	£-0.24	£-2.96	£-4.33	£-5.69	£-8.43
0.45	£10.25	£5.47	£4.62	£3.77	£2.91	£2.48	£2.05	£1.17
0.32	£10.25	£1.27	£0.01	£-1.27	£-2.55	£-3.19	£-3.83	£-5.11
0.16	£10.25	£8.77	£6.95	£5.10	£3.24	£2.31	£1.36	£-0.54
0.06	£10.25	£33.01	£33.01	£33.01	£33.01	£33.01	£33.01	£33.01
0.08	£10.25	£19.31	£19.31	£19.31	£19.31	£19.31	£19.31	£19.31

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium











**LB BARNET LOCAL PLAN VIABILITY**

Values: £8,054 60% 40%

**BLV: SECONDARY OFFICES**

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£246.080	£209.147	£172.168	£135.100	£116.490	£97.848	£60.293
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£238.331	£211.404	£184.377	£157.344	£143.768	£130.177	£102.854
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£160.698	£136.201	£111.670	£87.040	£74.667	£62.267	£37.195
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£125.117	£105.689	£86.261	£66.706	£56.891	£47.028	£27.122
5 Public Health England	795	£48.89	£148.953	£132.319	£115.685	£99.051	£90.733	£82.401	£65.735
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£110.679	£98.350	£86.020	£73.691	£67.526	£61.361	£49.032
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£96.329	£85.826	£75.324	£64.821	£59.569	£54.318	£43.815
8 Allum Way (Whetstone Town Centre)	445	£31.77	£57.307	£48.144	£38.980	£29.817	£25.235	£20.621	£11.392
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£78.567	£69.890	£61.213	£52.536	£48.198	£43.859	£35.182
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£47.924	£40.453	£32.983	£25.512	£21.777	£18.031	£10.507
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£71.277	£63.500	£55.723	£47.946	£44.057	£40.169	£32.392
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£62.718	£55.025	£47.332	£39.639	£35.790	£31.933	£24.217
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£37.251	£31.293	£25.334	£19.376	£16.395	£13.395	£7.395
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£34.120	£28.425	£22.730	£17.032	£14.164	£11.297	£5.562
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£43.737	£38.898	£34.059	£29.220	£26.800	£24.381	£19.542
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£25.147	£20.986	£16.813	£12.640	£10.553	£8.467	£4.294
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£26.280	£22.335	£18.390	£14.429	£12.447	£10.464	£6.499
18 McDonald's Restaurant	175	£4.92	£23.885	£20.290	£16.694	£13.082	£11.275	£9.468	£5.854
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£23.188	£19.520	£15.853	£12.185	£10.351	£8.517	£4.839
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£23.184	£19.622	£16.060	£12.497	£10.716	£8.935	£5.372
21 KFC/ Burger King Restaurant	162	£4.51	£22.633	£19.237	£15.840	£12.443	£10.745	£9.047	£5.650
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£32.433	£28.855	£25.278	£21.700	£19.911	£18.122	£14.544
23 Whalebones Park	150	£22.55	£32.639	£29.089	£25.539	£21.989	£20.213	£18.438	£14.888
24 Danegrove Former Playing Field	148	£8.92	£30.896	£27.525	£24.153	£20.782	£19.096	£17.410	£14.039
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£18.977	£16.103	£13.228	£10.354	£8.915	£7.469	£4.577
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£14.996	£11.982	£8.967	£5.952	£4.445	£2.937	£-0.078
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£20.065	£17.069	£14.074	£11.078	£9.581	£8.078	£5.063
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£17.719	£14.952	£12.185	£9.417	£8.025	£6.633	£3.848
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£26.693	£23.780	£20.867	£17.954	£16.498	£15.042	£12.129
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£17.521	£14.800	£12.079	£9.358	£7.989	£6.620	£3.882
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£26.931	£24.083	£21.236	£18.388	£16.964	£15.541	£12.693
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£15.708	£13.323	£10.937	£8.551	£7.358	£6.165	£3.780
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£22.284	£19.854	£17.424	£14.994	£13.779	£12.564	£10.134
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£13.617	£11.523	£9.428	£7.333	£6.285	£5.238	£3.142
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£11.107	£9.234	£7.361	£5.488	£4.551	£3.614	£1.726
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£8.756	£7.388	£6.021	£4.653	£3.969	£3.285	£1.917
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£6.822	£5.745	£4.668	£3.591	£3.052	£2.514	£1.437
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£5.843	£4.801	£3.743	£2.682	£2.144	£1.606	£0.530
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£9.295	£8.288	£7.281	£6.274	£5.771	£5.267	£4.260
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£4.877	£4.244	£3.611	£2.977	£2.661	£2.344	£1.707
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£6.778	£6.042	£5.306	£4.570	£4.202	£3.834	£3.098
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£5.483	£4.889	£4.295	£3.701	£3.404	£3.107	£2.513
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£4.965	£4.427	£3.889	£3.351	£3.082	£2.814	£2.276
44 Park House (East Finchley Town Centre)	19	£2.05	£3.344	£2.856	£2.369	£1.875	£1.627	£1.377	£0.874
45 Mill Hill Library	19	£1.74	£1.129	£0.656	£0.179	£-0.306	£-0.552	£-0.799	£-1.291
46 Osidge Lane Community Halls	16	£4.61	£2.690	£2.288	£1.884	£1.476	£1.270	£1.063	£0.646
47 PDSA and Fuller St car park	16	£3.28	£0.652	£0.223	£-0.208	£-0.643	£-0.860	£-1.077	£-1.512
48 East Barnet Library	12	£1.64	£1.582	£1.272	£0.961	£0.645	£0.488	£0.328	£0.007
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£2.112	£2.112	£2.112	£2.112	£2.112	£2.112	£2.112
50 Manor Park Road carpark	7	£0.82	£1.647	£1.647	£1.647	£1.647	£1.647	£1.647	£1.647

Site area (£m)	BLV per ha (£m)	Residual land values (£m) per hectare						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£30.12	£25.60	£21.07	£16.54	£14.26	£11.98	£7.38
16.49	£10.25	£14.45	£12.82	£11.18	£9.54	£8.72	£7.89	£6.24
3.18	£10.25	£50.53	£42.83	£35.12	£27.37	£23.48	£19.58	£11.70
2.77	£10.25	£45.17	£38.15	£31.14	£24.08	£20.54	£16.98	£9.79
4.77	£10.25	£31.23	£27.74	£24.25	£20.77	£19.02	£17.27	£13.78
6.74	£10.25	£16.42	£14.59	£12.76	£10.93	£10.02	£9.10	£7.27
4.12	£10.25	£23.38	£20.83	£18.28	£15.73	£14.46	£13.18	£10.63
4.27	£10.25	£13.42	£11.27	£9.13	£6.98	£5.91	£4.83	£2.67
3.12	£10.25	£25.18	£22.40	£19.62	£16.84	£15.45	£14.06	£11.28
2.87	£10.25	£16.70	£14.10	£11.49	£8.89	£7.59	£6.28	£3.66
1.37	£10.25	£52.03	£46.35	£40.67	£35.00	£32.16	£29.32	£23.64
3.45	£10.25	£18.18	£15.95	£13.72	£11.49	£10.37	£9.26	£7.02
1.50	£10.25	£24.83	£20.86	£16.89	£12.92	£10.93	£8.93	£4.93
0.99	£10.25	£34.46	£28.71	£22.96	£17.20	£14.31	£11.41	£5.62
7.31	£10.25	£5.98	£5.32	£4.66	£4.00	£3.67	£3.34	£2.67
0.62	£10.25	£40.56	£33.85	£27.12	£20.39	£17.02	£13.66	£6.93
1.26	£10.25	£20.86	£17.73	£14.60	£11.45	£9.88	£8.30	£5.16
0.48	£10.25	£49.76	£42.27	£34.78	£27.26	£23.49	£19.73	£12.20
0.54	£10.25	£42.94	£36.15	£29.36	£22.56	£19.17	£15.77	£8.96
0.85	£10.25	£27.28	£23.08	£18.89	£14.70	£12.61	£10.51	£6.32
0.44	£10.25	£51.44	£43.72	£36.00	£28.28	£24.42	£20.56	£12.84
1.47	£10.25	£22.06	£19.63	£17.20	£14.76	£13.54	£12.33	£9.89
2.20	£10.25	£14.84	£13.22	£11.61	£9.99	£9.19	£8.38	£6.77
0.87	£10.25	£35.51	£31.64	£27.76	£23.89	£21.95	£20.01	£16.14
0.74	£10.25	£25.64	£21.76	£17.88	£13.99	£12.05	£10.09	£6.18
0.47	£10.25	£31.91	£25.49	£19.08	£12.66	£9.46	£6.25	£-0.17
0.73	£10.25	£27.49	£23.38	£19.28	£15.18	£13.12	£11.07	£6.94
0.40	£10.25	£44.30	£37.38	£30.46	£23.54	£20.06	£16.58	£9.62
0.81	£10.25	£32.95	£29.36	£25.76	£22.17	£20.37	£18.57	£14.97
1.24	£10.25	£14.13	£11.94	£9.74	£7.55	£6.44	£5.34	£3.13
2.08	£10.25	£12.95	£11.58	£10.21	£8.84	£8.16	£7.47	£6.10
0.60	£10.25	£26.18	£22.20	£18.23	£14.25	£12.26	£10.28	£6.30
0.86	£10.25	£25.91	£23.09	£20.26	£17.44	£16.02	£14.61	£11.78
0.46	£10.25	£29.60	£25.05	£20.49	£15.94	£13.66	£11.39	£6.83
0.36	£10.25	£30.85	£25.65	£20.45	£15.24	£12.64	£10.04	£4.79
0.26	£10.25	£33.68	£28.42	£23.16	£17.90	£15.27	£12.63	£7.37
0.15	£10.25	£45.48	£38.30	£31.12	£23.94	£20.35	£16.76	£9.58
0.33	£10.25	£17.71	£14.55	£11.34	£8.13	£6.50	£4.87	£1.61
0.44	£10.25	£21.13	£18.84	£16.55	£14.26	£13.12	£11.97	£9.68
0.21	£10.25	£23.23	£20.21	£17.19	£14.18	£12.67	£11.16	£8.13
0.19	£10.25	£35.67	£31.80	£27.93	£24.05	£22.12	£20.18	£16.31
0.09	£10.25	£60.92	£54.32	£47.72	£41.12	£37.82	£34.52	£27.92
0.13	£10.25	£38.20	£34.06	£29.92	£25.78	£23.71	£21.64	£17.50
0.20	£10.25	£16.72	£14.28	£11.84	£9.37	£8.14	£6.88	£4.37
0.17	£10.25	£6.64	£3.86	£1.05	£-1.80	£-3.25	£-4.70	£-7.60
0.45	£10.25	£5.98	£5.09	£4.19	£3.28	£2.82	£2.36	£1.44
0.32	£10.25	£2.04	£0.70	£-0.65	£-2.01	£-2.69	£-3.37	£-4.72
0.16	£10.25	£9.89	£7.95	£6.00	£4.03	£3.05	£2.05	£0.04
0.06	£10.25	£35.20	£35.20	£35.20	£35.20	£35.20	£35.20	£35.20
0.08	£10.25	£20.59	£20.59	£20.59	£20.59	£20.59	£20.59	£20.59

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium









**LB BARNET LOCAL PLAN VIABILITY**

Values: £10,078 60% 40%

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£423.275	£368.903	£314.531	£260.077	£232.834	£205.592	£150.955
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£367.296	£327.643	£287.942	£248.193	£228.319	£208.444	£168.566
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£278.850	£242.735	£206.620	£170.505	£152.380	£134.255	£97.916
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£218.895	£190.308	£161.687	£133.066	£118.715	£104.338	£75.507
5 Public Health England	795	£48.89	£229.098	£204.468	£179.838	£155.208	£142.893	£130.578	£105.948
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£170.743	£152.449	£134.108	£115.768	£106.598	£97.427	£79.087
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£147.383	£131.780	£116.177	£100.574	£92.772	£84.971	£69.368
8 Allum Way (Whetstone Town Centre)	445	£43.77	£102.354	£88.727	£75.101	£61.474	£54.661	£47.826	£34.134
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£121.020	£108.104	£95.187	£82.270	£75.812	£69.354	£56.437
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£84.860	£73.728	£62.596	£51.464	£45.898	£40.330	£29.144
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£109.314	£97.737	£86.160	£74.583	£68.795	£63.007	£51.430
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£100.454	£88.991	£77.524	£66.057	£60.323	£54.590	£43.123
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£66.908	£58.011	£49.115	£40.218	£35.770	£31.304	£23.365
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£62.489	£53.985	£45.481	£36.977	£32.708	£28.436	£19.892
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£67.712	£60.478	£53.245	£46.012	£42.395	£38.779	£31.546
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£45.886	£39.661	£33.435	£27.210	£24.097	£20.984	£14.759
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£45.984	£40.071	£34.155	£28.240	£25.282	£22.324	£16.409
18 McDonald's Restaurant	175	£4.92	£41.847	£36.456	£31.064	£25.672	£22.976	£20.280	£14.888
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£41.369	£35.899	£30.430	£24.961	£22.226	£19.484	£13.988
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£40.833	£35.521	£30.209	£24.896	£22.240	£19.584	£14.249
21 KFC/ Burger King Restaurant	162	£4.51	£39.455	£34.390	£29.324	£24.259	£21.726	£19.194	£14.114
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£50.024	£44.687	£39.350	£34.013	£31.345	£28.676	£23.339
23 Whalebones Park	150	£22.55	£49.620	£44.373	£39.124	£33.876	£31.252	£28.627	£23.379
24 Danegrove Former Playing Field	148	£8.92	£47.362	£42.346	£37.329	£32.313	£29.805	£27.297	£22.280
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£33.191	£28.895	£24.600	£20.304	£18.157	£16.009	£11.713
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£29.405	£24.968	£20.532	£16.095	£13.877	£11.659	£7.202
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£34.473	£30.037	£25.601	£21.164	£18.946	£16.728	£12.292
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£31.404	£27.268	£23.133	£18.998	£16.930	£14.862	£10.727
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£40.919	£36.585	£32.251	£27.917	£25.750	£23.583	£19.249
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£30.977	£26.911	£22.844	£18.778	£16.744	£14.711	£10.645
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£40.826	£36.589	£32.353	£28.116	£25.997	£23.879	£19.642
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£27.406	£23.861	£20.315	£16.769	£14.996	£13.223	£9.664
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£34.113	£30.500	£26.888	£23.275	£21.468	£19.662	£16.049
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£23.878	£20.757	£17.636	£14.515	£12.955	£11.394	£8.273
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£20.281	£17.490	£14.700	£11.909	£10.514	£9.119	£6.328
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£15.399	£13.373	£11.347	£9.321	£8.308	£7.294	£5.258
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£12.053	£10.458	£8.863	£7.267	£6.470	£5.670	£4.067
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£10.620	£9.126	£7.629	£6.110	£5.347	£4.576	£3.022
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£13.943	£12.471	£11.000	£9.528	£8.792	£8.056	£6.584
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£7.800	£6.875	£5.949	£5.024	£4.561	£4.098	£3.172
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£10.175	£9.100	£8.024	£6.948	£6.410	£5.872	£4.797
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£8.224	£7.356	£6.488	£5.620	£5.186	£4.752	£3.884
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£7.448	£6.662	£5.876	£5.090	£4.696	£4.303	£3.517
44 Park House (East Finchley Town Centre)	19	£2.05	£5.594	£4.881	£4.169	£3.456	£3.100	£2.744	£2.027
45 Mill Hill Library	19	£1.74	£3.290	£2.613	£1.933	£1.246	£0.899	£0.550	£0.155
46 Osidge Lane Community Halls	16	£4.61	£4.545	£3.958	£3.371	£2.783	£2.489	£2.196	£1.602
47 PDSA and Fuller St car park	16	£3.28	£2.596	£1.982	£1.365	£0.740	£0.427	£0.115	£0.517
48 East Barnet Library	12	£1.64	£2.986	£2.545	£2.101	£1.653	£1.426	£1.200	£0.740
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£3.171	£3.171	£3.171	£3.171	£3.171	£3.171	£3.171
50 Manor Park Road carpark	7	£0.82	£2.471	£2.471	£2.471	£2.471	£2.471	£2.471	£2.471

Site area	BLV per ha (£m)	Residual land values (£m) per hectare						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£51.81	£45.15	£38.50	£31.83	£28.50	£25.16	£18.48
16.49	£10.25	£22.27	£19.87	£17.46	£15.05	£13.85	£12.64	£10.22
3.18	£10.25	£87.69	£76.33	£64.97	£53.62	£47.92	£42.22	£30.79
2.77	£10.25	£79.02	£68.70	£58.37	£48.04	£42.86	£37.67	£27.26
4.77	£10.25	£48.03	£42.87	£37.70	£32.54	£29.96	£27.37	£22.21
6.74	£10.25	£25.33	£22.62	£19.90	£17.18	£15.82	£14.46	£11.73
4.12	£10.25	£35.77	£31.99	£28.20	£24.41	£22.52	£20.62	£16.84
4.27	£10.25	£23.97	£20.78	£17.59	£14.40	£12.80	£11.20	£7.99
3.12	£10.25	£38.79	£34.65	£30.51	£26.37	£24.30	£22.23	£18.09
2.87	£10.25	£29.57	£25.69	£21.81	£17.93	£15.99	£14.05	£10.15
1.37	£10.25	£79.79	£71.34	£62.89	£54.44	£50.22	£45.99	£37.54
3.45	£10.25	£29.12	£25.79	£22.47	£19.15	£17.49	£15.82	£12.50
1.50	£10.25	£44.61	£38.67	£32.74	£26.81	£23.85	£20.87	£14.91
0.99	£10.25	£63.12	£54.53	£45.94	£37.35	£33.04	£28.72	£20.09
7.31	£10.25	£9.26	£8.27	£7.28	£6.29	£5.80	£5.30	£4.32
0.62	£10.25	£74.01	£63.97	£53.93	£43.89	£38.87	£33.85	£23.80
1.26	£10.25	£36.50	£31.80	£27.11	£22.41	£20.07	£17.72	£13.02
0.48	£10.25	£87.18	£75.95	£64.72	£53.48	£47.87	£42.25	£31.02
0.54	£10.25	£76.61	£66.48	£56.35	£46.22	£41.16	£36.08	£25.90
0.85	£10.25	£48.04	£41.79	£35.54	£29.29	£26.17	£23.04	£16.76
0.44	£10.25	£89.67	£78.16	£66.65	£55.13	£49.38	£43.62	£32.08
1.47	£10.25	£34.03	£30.40	£26.77	£23.14	£21.32	£19.51	£15.88
2.20	£10.25	£22.55	£20.17	£17.78	£15.40	£14.21	£13.01	£10.63
0.87	£10.25	£54.44	£48.67	£42.91	£37.14	£34.26	£31.38	£25.61
0.74	£10.25	£44.85	£39.05	£33.24	£27.44	£24.54	£21.63	£15.83
0.47	£10.25	£62.56	£53.12	£43.68	£34.25	£29.53	£24.81	£15.32
0.73	£10.25	£47.22	£41.15	£35.07	£28.99	£25.95	£22.92	£16.84
0.40	£10.25	£78.51	£68.17	£57.83	£47.49	£42.32	£37.16	£26.82
0.81	£10.25	£50.52	£45.17	£39.82	£34.47	£31.79	£29.11	£23.76
1.24	£10.25	£24.98	£21.70	£18.42	£15.14	£13.50	£11.86	£8.58
2.08	£10.25	£19.63	£17.59	£15.55	£13.52	£12.50	£11.48	£9.44
0.60	£10.25	£45.68	£39.77	£33.86	£27.95	£24.99	£22.04	£16.11
0.86	£10.25	£39.67	£35.47	£31.26	£27.06	£24.96	£22.86	£18.66
0.46	£10.25	£51.91	£45.12	£38.34	£31.55	£28.16	£24.77	£17.99
0.36	£10.25	£56.34	£48.58	£40.83	£33.08	£29.21	£25.33	£17.58
0.26	£10.25	£59.23	£51.44	£43.64	£35.85	£31.95	£28.05	£20.22
0.15	£10.25	£80.36	£69.72	£59.08	£48.45	£43.13	£37.80	£27.11
0.33	£10.25	£32.18	£27.66	£23.12	£18.52	£16.20	£13.87	£9.16
0.44	£10.25	£31.69	£28.34	£25.00	£21.65	£19.98	£18.31	£14.96
0.21	£10.25	£37.14	£32.74	£28.33	£23.92	£21.72	£19.51	£15.11
0.19	£10.25	£53.55	£47.89	£42.23	£36.57	£33.74	£30.91	£25.25
0.09	£10.25	£91.38	£81.74	£72.09	£62.44	£57.62	£52.80	£43.15
0.13	£10.25	£57.29	£51.25	£45.20	£39.15	£36.13	£33.10	£27.05
0.20	£10.25	£27.97	£24.41	£20.84	£17.28	£15.50	£13.72	£10.13
0.17	£10.25	£19.35	£15.37	£11.37	£7.33	£5.29	£3.23	£0.91
0.45	£10.25	£10.10	£8.80	£7.49	£6.18	£5.53	£4.88	£3.56
0.32	£10.25	£8.11	£6.19	£4.26	£2.31	£1.34	£0.36	£1.62
0.16	£10.25	£18.66	£15.91	£13.13	£10.33	£8.91	£7.50	£4.63
0.06	£10.25	£52.86	£52.86	£52.86	£52.86	£52.86	£52.86	£52.86
0.08	£10.25	£30.89	£30.89	£30.89	£30.89	£30.89	£30.89	£30.89

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium











**LB BARNET LOCAL PLAN VIABILITY**

Values: £12,082 60% 40%

BLV: SECONDARY OFFICES		Residual land values (£m)							
Description	No of units	BLV (£ m)	0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£597.110	£525.511	£453.834	£382.151	£346.310	£310.468	£238.665
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£493.954	£441.711	£389.469	£337.156	£310.986	£284.815	£232.475
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£394.692	£347.135	£299.518	£251.900	£228.091	£204.282	£156.535
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£310.784	£273.138	£235.426	£197.693	£178.826	£159.959	£122.113
5 Public Health England	795	£48.89	£308.055	£275.547	£243.038	£210.530	£194.276	£178.021	£145.513
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£229.731	£205.581	£181.432	£157.282	£145.207	£133.130	£108.839
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£197.753	£177.113	£156.473	£135.833	£125.513	£115.193	£94.553
8 Allum Way (Whetstone Town Centre)	445	£43.77	£146.796	£128.726	£110.655	£92.584	£83.549	£74.514	£56.443
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£162.883	£145.780	£128.677	£111.574	£103.023	£94.471	£77.368
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£121.255	£106.516	£91.759	£76.982	£69.593	£62.204	£47.427
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£146.834	£131.505	£116.177	£100.848	£93.183	£85.519	£70.190
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£137.570	£122.406	£107.243	£92.079	£84.497	£76.915	£61.752
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£96.131	£84.339	£72.517	£60.695	£54.784	£48.873	£37.051
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£90.442	£79.150	£67.850	£56.550	£50.900	£45.250	£33.950
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£91.345	£81.749	£72.152	£62.556	£57.757	£52.959	£43.362
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£66.297	£58.050	£49.804	£41.557	£37.434	£33.303	£25.024
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£65.346	£57.511	£49.675	£41.839	£37.921	£34.003	£26.163
18 McDonald's Restaurant	175	£4.92	£59.497	£52.354	£45.212	£38.069	£34.498	£30.927	£23.779
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£59.305	£52.042	£44.779	£37.516	£33.885	£30.253	£22.990
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£58.253	£51.199	£44.145	£37.091	£33.564	£30.037	£22.983
21 KFC/ Burger King Restaurant	162	£4.51	£56.067	£49.340	£42.614	£35.887	£32.524	£29.161	£22.434
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£67.355	£60.287	£53.219	£46.152	£42.618	£39.084	£32.016
23 Whalebones Park	150	£22.55	£66.334	£59.416	£52.498	£45.580	£42.121	£38.662	£31.744
24 Danegrove Former Playing Field	148	£8.92	£63.630	£56.987	£50.344	£43.701	£40.379	£37.058	£30.414
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£47.199	£41.514	£35.830	£30.145	£27.303	£24.451	£18.749
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£43.668	£37.805	£31.943	£26.080	£23.149	£20.217	£14.354
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£48.737	£42.874	£37.012	£31.149	£28.217	£25.286	£19.423
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£44.898	£39.425	£33.952	£28.479	£25.735	£22.990	£17.500
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£54.974	£49.234	£43.495	£37.756	£34.886	£32.016	£26.277
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£44.244	£38.863	£33.481	£28.100	£25.403	£22.704	£17.305
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£54.567	£48.956	£43.345	£37.734	£34.928	£32.123	£26.512
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£38.957	£34.256	£29.555	£24.854	£22.504	£20.154	£15.453
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£45.824	£41.040	£36.256	£31.472	£29.080	£26.688	£21.904
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£34.035	£29.898	£25.762	£21.625	£19.557	£17.488	£13.352
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£29.363	£25.664	£21.965	£18.267	£16.417	£14.568	£10.869
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£21.956	£19.274	£16.592	£13.911	£12.570	£11.229	£8.547
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£17.216	£15.104	£12.993	£10.881	£9.825	£8.770	£6.658
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£15.309	£13.347	£11.384	£9.422	£8.441	£7.457	£5.456
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£18.544	£16.612	£14.680	£12.748	£11.783	£10.817	£8.885
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£10.694	£9.479	£8.264	£7.049	£6.442	£5.834	£4.619
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£13.538	£12.126	£10.714	£9.302	£8.596	£7.890	£6.478
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£10.938	£9.799	£8.659	£7.520	£6.950	£6.380	£5.241
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£9.906	£8.874	£7.842	£6.810	£6.294	£5.778	£4.746
44 Park House (East Finchley Town Centre)	19	£2.05	£7.822	£6.886	£5.951	£5.016	£4.548	£4.080	£3.145
45 Mill Hill Library	19	£1.74	£5.387	£4.510	£3.632	£2.747	£2.302	£1.852	£0.945
46 Osidge Lane Community Halls	16	£4.61	£6.382	£5.611	£4.840	£4.069	£3.683	£3.298	£2.526
47 PDSA and Fuller St car park	16	£3.28	£4.487	£3.695	£2.900	£2.094	£1.690	£1.281	£0.462
48 East Barnet Library	12	£1.64	£4.363	£3.785	£3.207	£2.629	£2.339	£2.046	£1.455
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£4.220	£4.220	£4.220	£4.220	£4.220	£4.220	£4.220
50 Manor Park Road carpark	7	£0.82	£3.287	£3.287	£3.287	£3.287	£3.287	£3.287	£3.287

Site area	BLV per ha (£m)	Residual land values (£m) per hectare						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£73.09	£64.32	£55.55	£46.77	£42.39	£38.00	£29.21
16.49	£10.25	£29.95	£26.79	£23.62	£20.45	£18.86	£17.27	£14.10
3.18	£10.25	£124.12	£109.16	£94.19	£79.21	£71.73	£64.24	£49.22
2.77	£10.25	£112.20	£98.61	£84.99	£71.37	£64.56	£57.75	£44.08
4.77	£10.25	£64.58	£57.77	£50.95	£44.14	£40.73	£37.32	£30.51
6.74	£10.25	£34.08	£30.50	£26.92	£23.34	£21.54	£19.75	£16.15
4.12	£10.25	£48.00	£42.99	£37.98	£32.97	£30.46	£27.96	£22.95
4.27	£10.25	£34.38	£30.15	£25.91	£21.68	£19.57	£17.45	£13.22
3.12	£10.25	£52.21	£46.72	£41.24	£35.76	£33.02	£30.28	£24.80
2.87	£10.25	£42.25	£37.11	£31.97	£26.82	£24.25	£21.67	£16.53
1.37	£10.25	£107.18	£95.99	£84.80	£73.61	£68.02	£62.42	£51.23
3.45	£10.25	£39.88	£35.48	£31.08	£26.69	£24.49	£22.29	£17.90
1.50	£10.25	£64.09	£56.23	£48.34	£40.46	£36.52	£32.58	£24.70
0.99	£10.25	£91.36	£79.95	£68.54	£57.12	£51.41	£45.71	£34.29
7.31	£10.25	£12.50	£11.18	£9.87	£8.56	£7.90	£7.24	£5.93
0.62	£10.25	£106.93	£93.63	£80.33	£67.03	£60.38	£53.71	£40.36
1.26	£10.25	£51.86	£45.64	£39.42	£33.21	£30.10	£26.99	£20.76
0.48	£10.25	£123.95	£109.07	£94.19	£79.31	£71.87	£64.43	£49.54
0.54	£10.25	£109.82	£96.37	£82.92	£69.47	£62.75	£56.02	£42.57
0.85	£10.25	£68.53	£60.23	£51.94	£43.64	£39.49	£35.34	£27.04
0.44	£10.25	£127.42	£112.14	£96.85	£81.56	£73.92	£66.27	£50.99
1.47	£10.25	£45.82	£41.01	£36.20	£31.40	£28.99	£26.59	£21.78
2.20	£10.25	£30.15	£27.01	£23.86	£20.72	£19.15	£17.57	£14.43
0.74	£10.25	£73.14	£65.50	£57.87	£50.23	£46.41	£42.59	£34.96
0.87	£10.25	£63.78	£56.10	£48.42	£40.74	£36.90	£33.04	£25.34
0.47	£10.25	£92.91	£80.44	£67.96	£55.49	£49.25	£43.02	£30.54
0.73	£10.25	£66.76	£58.73	£50.70	£42.67	£38.65	£34.64	£26.61
0.40	£10.25	£112.24	£98.56	£84.88	£71.20	£64.34	£57.48	£43.75
0.81	£10.25	£67.87	£60.78	£53.70	£46.61	£43.07	£39.53	£32.44
1.24	£10.25	£35.68	£31.34	£27.00	£22.66	£20.49	£18.31	£13.96
2.08	£10.25	£26.23	£23.54	£20.84	£18.14	£16.79	£15.44	£12.75
0.60	£10.25	£64.93	£57.09	£49.26	£41.42	£37.51	£33.59	£25.75
0.86	£10.25	£53.28	£47.72	£42.16	£36.60	£33.81	£31.03	£25.47
0.46	£10.25	£73.99	£65.00	£56.00	£47.01	£42.51	£38.02	£29.03
0.36	£10.25	£81.56	£71.29	£61.01	£50.74	£45.60	£40.47	£30.19
0.26	£10.25	£84.45	£74.13	£63.82	£53.50	£48.35	£43.19	£32.87
0.15	£10.25	£114.77	£100.70	£86.62	£72.54	£65.50	£58.46	£44.39
0.33	£10.25	£46.39	£40.44	£34.50	£28.55	£25.58	£22.60	£16.53
0.44	£10.25	£42.15	£37.76	£33.36	£28.97	£26.78	£24.58	£20.19
0.21	£10.25	£50.92	£45.14	£39.35	£33.57	£30.67	£27.78	£22.00
0.19	£10.25	£71.25	£63.82	£56.39	£48.96	£45.24	£41.53	£34.10
0.09	£10.25	£121.54	£108.87	£96.21	£83.55	£77.22	£70.89	£58.23
0.13	£10.25	£76.20	£68.26	£60.32	£52.39	£48.42	£44.45	£36.51
0.20	£10.25	£39.11	£34.43	£29.75	£25.08	£22.74	£20.40	£15.72
0.17	£10.25	£31.69	£26.53	£21.37	£16.16	£13.54	£10.89	£5.56
0.45	£10.25	£14.18	£12.47	£10.75	£9.04	£8.18	£7.33	£5.61
0.32	£10.25	£14.02	£11.55	£9.06	£6.54	£5.28	£4.00	£1.44
0.16	£10.25	£27.27	£23.66	£20.04	£16.43	£14.62	£12.79	£9.09
0.06	£10.25	£70.33	£70.33	£70.33	£70.33	£70.33	£70.33	£70.33
0.08	£10.25	£41.08	£41.08	£41.08	£41.08	£41.08	£41.08	£41.08

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium











## Appendix 10 - Sensitivity analysis (downside)

**LB BARNET LOCAL PLAN VIABILITY**

Values: £6,544 60% 40%

**BLV: SECONDARY OFFICES**

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth A	2,317	£83.74	£26.105	£4.844	£-16.967	£-39.159	£-50.459	£-61.965	£-85.343
2 North London Business Park (Major Transport Infrastruct	1,350	£169.02	£80.073	£65.125	£50.176	£35.227	£27.753	£20.279	£5.330
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£15.001	£1.555	£-12.212	£-26.112	£-33.126	£-40.234	£-54.517
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£9.841	£-0.781	£-11.552	£-22.472	£-27.960	£-33.523	£-44.649
5 Public Health England	795	£48.89	£52.079	£43.160	£34.242	£25.312	£20.823	£16.334	£7.356
6 Finchley Central Station (Finchley Central/ Church End T	556	£69.09	£39.192	£32.610	£26.015	£19.419	£16.121	£12.824	£6.228
7 Douglas Bader Park Estate (Estate Regeneration and Inf	478	£42.23	£35.149	£29.562	£23.954	£18.340	£15.533	£12.726	£7.112
8 Allum Way (Whetstone Town Centre)	445	£43.77	£2.993	£-1.933	£-6.901	£-11.929	£-14.452	£-16.975	£-22.020
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£27.698	£23.084	£18.464	£13.845	£11.535	£9.225	£4.606
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£3.399	£-0.587	£-4.620	£-8.688	£-10.737	£-12.785	£-16.882
11 Woodside Park Station West (Existing Transport Infrastru	356	£14.04	£25.696	£21.573	£17.433	£13.293	£11.222	£9.152	£5.012
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£17.424	£13.329	£9.233	£5.137	£3.073	£1.004	£-3.177
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£1.486	£-1.697	£-4.901	£-8.148	£-9.775	£-11.402	£-14.656
14 Tally Ho Triangle (key site 1) (North Finchley Town Cent	280	£10.15	£-0.110	£-3.172	£-6.250	£-9.360	£-10.915	£-12.470	£-15.581
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£15.004	£12.449	£9.894	£7.339	£6.062	£4.784	£2.229
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£0.152	£-2.072	£-4.320	£-6.579	£-7.708	£-8.838	£-11.097
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£2.598	£0.512	£-1.596	£-3.728	£-4.801	£-5.875	£-8.021
18 McDonald's Restaurant	175	£4.92	£2.297	£0.396	£-1.527	£-3.471	£-4.450	£-5.428	£-7.385
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£1.343	£-0.600	£-2.581	£-4.570	£-6.559	£-8.548	£-10.537
20 Tesco Finchley (Central Finchley/ Church End Town Cen	170	£8.71	£1.976	£0.097	£-1.815	£-3.747	£-4.713	£-5.679	£-7.611
21 KFC/ Burger King Restaurant	162	£4.51	£2.418	£0.627	£-1.182	£-3.024	£-4.866	£-6.708	£-8.550
22 Watling Avenue carpark & market (Burnt Oak Town Cent	160	£15.07	£11.410	£9.516	£7.622	£5.728	£4.775	£3.822	£1.917
23 Whalebones Park	150	£22.55	£12.362	£10.448	£8.534	£6.620	£5.663	£4.706	£2.782
24 Danegrove Former Playing Field	148	£8.92	£11.204	£9.409	£7.615	£5.820	£4.923	£4.026	£2.231
25 East Finchley station carpark (East Finchley Town Centre	135	£7.59	£1.955	£0.434	£-1.119	£-2.679	£-4.259	£-5.839	£-7.419
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£-2.395	£-4.052	£-5.708	£-7.365	£-8.193	£-9.021	£-10.678
27 811 High Rd & Lodge Lane carpark (North Finchley Town	133	£7.48	£2.822	£1.209	£-0.421	£-2.078	£-3.906	£-5.734	£-7.562
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£1.324	£-0.150	£-1.651	£-3.153	£-4.655	£-6.156	£-7.657
29 Colindeep Lane (adjacent to Northern Line) (Colindale Gr	128	£8.30	£9.679	£8.129	£6.579	£5.028	£4.253	£3.478	£1.928
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£1.400	£-0.046	£-1.523	£-3.099	£-4.738	£-6.376	£-8.014
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£10.308	£8.794	£7.279	£5.763	£5.005	£4.248	£2.732
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£1.699	£0.427	£-0.857	£-2.146	£-3.436	£-4.726	£-6.016
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£8.152	£6.857	£5.563	£4.268	£3.621	£2.973	£1.679
34 Woodside Park Station east (Existing Transport Infrastruc	95	£4.72	£1.362	£0.244	£-0.887	£-2.021	£-3.154	£-4.288	£-5.422
35 Ravensfield House (Middlesex University and The Burrou	85	£3.69	£0.133	£-0.878	£-1.892	£-2.906	£-3.920	£-4.933	£-5.946
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£0.811	£0.084	£-0.652	£-1.388	£-2.125	£-2.862	£-3.597
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£0.565	£-0.007	£-0.587	£-1.167	£-1.457	£-1.747	£-2.327
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£-0.019	£-0.618	£-1.217	£-1.816	£-2.415	£-3.014	£-3.613
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£3.768	£3.212	£2.657	£2.102	£1.824	£1.547	£0.992
40 Fayer's Building Yard & Church (New Barnet Town Centr	25	£2.15	£1.393	£1.039	£0.679	£0.319	£0.137	£-0.047	£-0.421
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£2.738	£2.332	£1.926	£1.521	£1.318	£1.115	£0.709
42 Egerton Gardens carpark (Middlesex University and The	23	£0.92	£2.222	£1.895	£1.567	£1.240	£1.076	£0.912	£0.585
43 The Burroughs carpark (Middlesex University and The Bu	21	£1.33	£2.012	£1.716	£1.419	£1.123	£0.974	£0.826	£0.529
44 Park House (East Finchley Town Centre)	19	£2.05	£0.633	£0.353	£0.071	£-0.216	£-0.362	£-0.508	£-0.800
45 Mill Hill Library	19	£1.74	£-1.529	£-1.801	£-2.072	£-2.344	£-2.479	£-2.615	£-2.887
46 Osidge Lane Community Halls	16	£4.61	£0.450	£0.217	£-0.016	£-0.255	£-0.375	£-0.496	£-0.736
47 PDSA and Fuller St car park	16	£3.28	£-1.706	£-1.946	£-2.187	£-2.428	£-2.548	£-2.669	£-2.909
48 East Barnet Library	12	£1.64	£-0.140	£-0.320	£-0.681	£-1.041	£-1.301	£-1.561	£-1.821
49 Burroughs Gardens Carpark (Middlesex University and Th	9	£0.62	£0.853	£0.853	£0.853	£0.853	£0.853	£0.853	£0.853
50 Manor Park Road carpark	7	£0.82	£0.668	£0.668	£0.668	£0.668	£0.668	£0.668	£0.668

Site area	BLV per ha (£m)	Residual land values (£m) per hectare						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£3.20	£0.59	£-2.08	£-4.79	£-6.18	£-7.58	£-10.45
16.49	£10.25	£4.86	£3.95	£3.04	£2.14	£1.68	£1.23	£0.32
3.18	£10.25	£4.72	£0.49	£-3.84	£-8.21	£-10.42	£-12.65	£-17.14
2.77	£10.25	£3.55	£-0.28	£-4.17	£-8.11	£-10.09	£-12.10	£-16.12
4.77	£10.25	£10.92	£9.05	£7.18	£5.31	£4.37	£3.42	£1.54
6.74	£10.25	£5.81	£4.84	£3.86	£2.88	£2.39	£1.90	£0.92
4.12	£10.25	£8.53	£7.18	£5.81	£4.45	£3.77	£3.09	£1.73
4.27	£10.25	£0.70	£-0.45	£-1.62	£-2.79	£-3.38	£-3.98	£-5.16
3.12	£10.25	£8.88	£7.40	£5.92	£4.44	£3.70	£2.96	£1.48
2.87	£10.25	£1.18	£-0.20	£-1.61	£-3.03	£-3.74	£-4.45	£-5.88
1.37	£10.25	£18.76	£15.75	£12.72	£9.70	£8.19	£6.68	£3.66
3.45	£10.25	£5.05	£3.86	£2.68	£1.49	£0.89	£0.29	£-0.92
1.50	£10.25	£0.99	£-1.13	£-3.27	£-5.43	£-6.52	£-7.60	£-9.77
0.99	£10.25	£-0.11	£-3.20	£-6.31	£-9.45	£-11.03	£-12.60	£-15.74
7.31	£10.25	£2.05	£1.70	£1.35	£1.00	£0.83	£0.65	£0.30
0.62	£10.25	£0.25	£-3.34	£-6.97	£-10.61	£-12.43	£-14.25	£-17.90
1.26	£10.25	£2.06	£0.41	£-1.27	£-2.96	£-3.81	£-4.66	£-6.37
0.48	£10.25	£4.78	£0.82	£-3.18	£-7.23	£-9.27	£-11.31	£-15.39
0.54	£10.25	£2.49	£-1.11	£-4.78	£-8.46	£-10.20	£-12.15	£-15.83
0.85	£10.25	£2.33	£0.11	£-2.14	£-4.41	£-5.54	£-6.68	£-8.95
0.44	£10.25	£5.50	£1.42	£-2.69	£-6.87	£-8.97	£-11.06	£-15.25
1.47	£10.25	£7.76	£6.47	£5.19	£3.90	£3.25	£2.60	£1.30
2.20	£10.25	£5.62	£4.75	£3.88	£3.01	£2.57	£2.14	£1.26
0.87	£10.25	£12.88	£10.82	£8.75	£6.69	£5.66	£4.63	£2.56
0.74	£10.25	£2.64	£0.59	£-1.51	£-3.62	£-4.67	£-5.73	£-7.84
0.47	£10.25	£-5.10	£-8.62	£-12.15	£-15.67	£-17.43	£-19.19	£-22.72
0.73	£10.25	£3.87	£1.66	£-0.58	£-2.85	£-3.98	£-5.12	£-7.38
0.40	£10.25	£3.31	£-0.37	£-4.13	£-7.88	£-9.76	£-11.64	£-15.39
0.81	£10.25	£11.95	£10.04	£8.12	£6.21	£5.25	£4.29	£2.38
1.24	£10.25	£1.13	£-0.04	£-1.23	£-2.42	£-3.01	£-3.61	£-4.80
2.08	£10.25	£4.96	£4.23	£3.50	£2.77	£2.41	£2.04	£1.31
0.60	£10.25	£2.83	£0.71	£-1.43	£-3.58	£-4.65	£-5.73	£-7.88
0.86	£10.25	£9.48	£7.97	£6.47	£4.96	£4.21	£3.46	£1.95
0.46	£10.25	£2.96	£0.53	£-1.93	£-4.39	£-5.62	£-6.86	£-9.32
0.36	£10.25	£0.37	£-2.44	£-5.26	£-8.07	£-9.48	£-10.89	£-13.70
0.26	£10.25	£3.12	£0.32	£-2.51	£-5.34	£-6.76	£-8.17	£-11.01
0.15	£10.25	£3.77	£-0.04	£-3.91	£-7.78	£-9.71	£-11.65	£-15.52
0.33	£10.25	£-0.06	£-1.87	£-3.69	£-5.50	£-6.41	£-7.32	£-9.13
0.44	£10.25	£8.56	£7.30	£6.04	£4.78	£4.15	£3.52	£2.25
0.21	£10.25	£6.63	£4.95	£3.23	£1.52	£0.65	£-0.22	£-2.00
0.19	£10.25	£14.41	£12.28	£10.14	£8.00	£6.94	£5.87	£3.73
0.09	£10.25	£24.69	£21.05	£17.41	£13.78	£11.96	£10.14	£6.50
0.13	£10.25	£15.48	£13.20	£10.92	£8.64	£7.49	£6.35	£4.07
0.20	£10.25	£3.16	£1.76	£0.35	£-1.08	£-1.81	£-2.54	£-4.00
0.17	£10.25	£-8.99	£-10.59	£-12.19	£-13.79	£-14.58	£-15.38	£-16.98
0.45	£10.25	£1.00	£0.48	£-0.04	£-0.57	£-0.83	£-1.10	£-1.64
0.32	£10.25	£-5.33	£-6.08	£-6.83	£-7.59	£-7.96	£-8.34	£-9.09
0.16	£10.25	£-0.88	£-2.00	£-3.13	£-4.26	£-4.82	£-5.38	£-6.51
0.06	£10.25	£14.21	£14.21	£14.21	£14.21	£14.21	£14.21	£14.21
0.08	£10.25	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35	£8.35

**BLVs**

BLV per ha

Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium









**LB BARNET LOCAL PLAN VIABILITY**

Values: £6,796 60% 40%

**BLV: SECONDARY OFFICES**

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£47,187	£24,348	£0,887	£23,249	£35,482	£47,912	£73,469
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£94,894	£78,463	£62,033	£45,602	£37,386	£29,171	£12,740
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£28,537	£13,738	£1,077	£16,281	£23,941	£31,662	£47,338
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£20,394	£8,842	£2,874	£14,766	£20,782	£26,813	£39,057
5 Public Health England	795	£48.89	£60,938	£51,134	£41,329	£31,525	£26,623	£21,712	£11,837
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£45,644	£38,435	£31,226	£23,985	£20,361	£16,737	£9,489
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£40,694	£34,552	£28,410	£22,264	£19,177	£16,089	£9,915
8 Allum Way (Whetstone Town Centre)	445	£43.77	£7,971	£2,574	£2,862	£8,341	£11,120	£13,900	£19,458
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£32,307	£27,248	£22,189	£17,106	£14,564	£12,021	£6,936
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£7,482	£3,096	£1,308	£5,756	£8,004	£10,263	£14,780
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£29,827	£25,293	£20,758	£16,216	£13,937	£11,658	£7,100
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£21,555	£17,046	£12,538	£8,029	£5,774	£3,515	£1,056
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£4,762	£1,276	£2,242	£5,787	£7,582	£9,378	£12,970
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£3,024	£0,313	£3,693	£7,103	£8,819	£10,536	£13,969
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£17,612	£14,808	£11,998	£9,180	£7,771	£6,362	£3,544
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£2,428	£0,006	£2,451	£4,939	£6,186	£7,432	£9,926
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£4,761	£2,459	£0,157	£2,175	£3,354	£4,539	£6,908
18 McDonald's Restaurant	175	£4.92	£4,268	£2,170	£0,072	£2,055	£3,131	£4,211	£6,370
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£3,327	£1,194	£0,952	£3,141	£4,237	£5,334	£7,527
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£3,904	£1,832	£0,243	£2,359	£3,424	£4,489	£6,619
21 KFC/ Burger King Restaurant	162	£4.51	£4,256	£2,281	£0,306	£1,700	£2,716	£3,732	£5,763
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£13,314	£11,230	£9,146	£7,062	£6,020	£4,978	£2,880
23 Whalebones Park	150	£22.55	£14,201	£12,103	£10,005	£7,907	£6,858	£5,809	£3,711
24 Danegrove Former Playing Field	148	£8.92	£12,992	£11,024	£9,050	£7,077	£6,090	£5,103	£3,129
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£3,496	£1,823	£0,147	£1,570	£2,429	£3,288	£5,006
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£0,789	£2,606	£4,423	£6,240	£7,149	£8,057	£9,874
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£4,385	£2,615	£0,845	£0,953	£1,861	£2,770	£4,587
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£2,808	£1,197	£0,431	£2,085	£2,912	£3,739	£5,393
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£11,224	£9,524	£7,819	£6,114	£5,261	£4,408	£2,703
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£2,860	£1,276	£0,322	£1,949	£2,762	£3,576	£5,202
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£11,808	£10,148	£8,488	£6,824	£5,991	£5,157	£3,490
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£2,974	£1,579	£0,179	£1,238	£1,948	£2,658	£4,077
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£9,433	£8,010	£6,587	£5,164	£4,453	£3,742	£2,319
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£2,476	£1,246	£0,017	£1,230	£1,853	£2,476	£3,723
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£1,129	£0,030	£1,084	£2,199	£2,756	£3,314	£4,428
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£1,528	£0,729	£0,070	£0,879	£1,284	£1,689	£2,498
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£1,130	£0,502	£0,129	£0,766	£1,085	£1,404	£2,041
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£0,516	£0,130	£0,783	£1,436	£1,763	£2,089	£2,743
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£4,266	£3,661	£3,056	£2,451	£2,149	£1,846	£1,241
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£1,711	£1,325	£0,937	£0,545	£0,349	£0,150	£0,253
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£3,103	£2,660	£2,218	£1,776	£1,555	£1,334	£0,891
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£2,517	£2,160	£1,803	£1,446	£1,267	£1,089	£0,732
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£2,279	£1,956	£1,632	£1,309	£1,148	£0,986	£0,663
44 Park House (East Finchley Town Centre)	19	£2.05	£0,881	£0,579	£0,272	£0,036	£0,194	£0,353	£0,671
45 Mill Hill Library	19	£1.74	£1,285	£1,581	£1,877	£2,173	£2,321	£2,469	£2,765
46 Osidge Lane Community Halls	16	£4.61	£0,655	£0,404	£0,151	£0,105	£0,237	£0,368	£0,630
47 PDSA and Fuller St car park	16	£3.28	£1,492	£1,754	£2,016	£2,278	£2,409	£2,540	£2,802
48 East Barnet Library	12	£1.64	£0,020	£0,176	£0,372	£0,569	£0,667	£0,765	£0,961
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£0,966	£0,966	£0,966	£0,966	£0,966	£0,966	£0,966
50 Manor Park Road carpark	7	£0.82	£0,756	£0,756	£0,756	£0,756	£0,756	£0,756	£0,756

Site area (£m)	BLV per ha (£m)	Residual land values (£m) per hectare						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£5.78	£2.98	£0.11	£2.85	£4.34	£5.86	£8.99
16.49	£10.25	£5.75	£4.76	£3.76	£2.77	£2.27	£1.77	£0.77
3.18	£10.25	£8.97	£4.32	£0.34	£5.12	£7.53	£9.96	£14.89
2.77	£10.25	£7.36	£3.19	£1.04	£5.33	£7.50	£9.68	£14.10
4.77	£10.25	£12.78	£10.72	£8.66	£6.61	£5.58	£4.55	£2.48
6.74	£10.25	£6.77	£5.70	£4.63	£3.56	£3.02	£2.48	£1.41
4.12	£10.25	£9.88	£8.39	£6.90	£5.40	£4.65	£3.91	£2.41
4.27	£10.25	£1.87	£0.60	£0.67	£1.95	£2.60	£3.26	£4.56
3.12	£10.25	£10.35	£8.73	£7.11	£5.48	£4.67	£3.85	£2.22
2.87	£10.25	£2.61	£1.08	£0.46	£2.01	£2.79	£3.58	£5.15
1.37	£10.25	£21.77	£18.46	£15.15	£11.84	£10.17	£8.51	£5.18
3.45	£10.25	£6.25	£4.94	£3.63	£2.33	£1.67	£1.02	£0.31
1.50	£10.25	£3.17	£0.85	£1.49	£3.86	£5.05	£6.25	£8.65
0.99	£10.25	£3.05	£0.32	£3.73	£7.17	£8.91	£10.64	£14.11
7.31	£10.25	£2.41	£2.03	£1.64	£1.26	£1.06	£0.87	£0.48
0.62	£10.25	£3.92	£0.01	£3.95	£7.97	£9.98	£11.99	£16.01
1.26	£10.25	£3.78	£1.95	£0.12	£1.73	£2.66	£3.60	£5.48
0.48	£10.25	£8.89	£4.52	£0.15	£4.28	£6.52	£8.77	£13.27
0.54	£10.25	£6.16	£2.21	£1.76	£5.82	£7.85	£9.88	£13.94
0.85	£10.25	£4.59	£2.16	£0.29	£2.78	£4.03	£5.28	£7.79
0.44	£10.25	£9.67	£5.18	£0.69	£3.86	£6.17	£8.48	£13.10
1.47	£10.25	£9.06	£7.64	£6.22	£4.80	£4.10	£3.39	£1.96
2.20	£10.25	£6.45	£5.50	£4.55	£3.59	£3.12	£2.64	£1.69
0.87	£10.25	£14.93	£12.67	£10.40	£8.13	£7.00	£5.87	£3.60
0.74	£10.25	£4.72	£2.46	£0.20	£2.12	£3.28	£4.44	£6.76
0.47	£10.25	£1.68	£5.54	£9.41	£13.28	£15.21	£17.14	£21.01
0.73	£10.25	£6.01	£3.58	£1.16	£1.31	£2.55	£3.79	£6.28
0.40	£10.25	£7.02	£2.99	£1.08	£5.21	£7.28	£9.35	£13.48
0.81	£10.25	£13.86	£11.76	£9.65	£7.55	£6.49	£5.44	£3.34
1.24	£10.25	£2.31	£1.03	£0.26	£1.57	£2.23	£2.88	£4.20
2.08	£10.25	£5.68	£4.88	£4.08	£3.28	£2.88	£2.48	£1.68
0.60	£10.25	£4.96	£2.63	£0.30	£2.06	£3.25	£4.43	£6.80
0.86	£10.25	£10.97	£9.31	£7.66	£6.01	£5.18	£4.35	£2.70
0.46	£10.25	£5.38	£2.71	£0.04	£2.67	£4.03	£5.38	£8.09
0.36	£10.25	£3.14	£0.08	£3.01	£6.11	£7.66	£9.20	£12.30
0.26	£10.25	£5.88	£2.81	£0.27	£3.38	£4.94	£6.50	£9.61
0.15	£10.25	£7.53	£3.34	£0.86	£5.11	£7.23	£9.36	£13.61
0.33	£10.25	£1.57	£0.39	£2.37	£4.35	£5.34	£6.33	£8.31
0.44	£10.25	£9.70	£8.32	£6.95	£5.57	£4.88	£4.20	£2.82
0.21	£10.25	£8.15	£6.31	£4.46	£2.60	£1.66	£0.71	£1.20
0.19	£10.25	£16.33	£14.00	£11.67	£9.35	£8.18	£7.02	£4.69
0.09	£10.25	£27.96	£24.00	£20.03	£16.06	£14.08	£12.10	£8.13
0.13	£10.25	£17.53	£15.04	£12.56	£10.07	£8.83	£7.58	£5.10
0.20	£10.25	£4.41	£2.90	£1.36	£0.18	£0.97	£1.76	£3.35
0.17	£10.25	£7.56	£9.30	£11.04	£12.78	£13.65	£14.52	£16.26
0.45	£10.25	£1.46	£0.90	£0.33	£0.23	£0.53	£0.82	£1.40
0.32	£10.25	£4.66	£5.48	£6.30	£7.12	£7.53	£7.94	£8.76
0.16	£10.25	£0.12	£1.10	£2.33	£3.55	£4.17	£4.78	£6.01
0.06	£10.25	£16.10	£16.10	£16.10	£16.10	£16.10	£16.10	£16.10
0.08	£10.25	£9.45	£9.45	£9.45	£9.45	£9.45	£9.45	£9.45

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium









**LB BARNET LOCAL PLAN VIABILITY**

Values: £7,048 60% 40%

**BLV: SECONDARY OFFICES**

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£67.817	£43.306	£18.307	£7.581	£20.754	£34.118	£61.595
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£109.563	£91.802	£73.889	£55.976	£47.020	£38.064	£20.151
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£42.073	£25.920	£9.767	£6.536	£14.835	£23.184	£40.159
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£30.946	£18.339	£5.723	£7.136	£13.626	£20.193	£33.465
5 Public Health England	795	£48.89	£69.797	£59.107	£48.417	£37.726	£32.381	£27.036	£16.319
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£52.095	£44.241	£36.387	£28.533	£24.600	£20.650	£12.750
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£46.239	£39.543	£32.846	£26.150	£22.802	£19.453	£12.718
8 Allum Way (Whetstone Town Centre)	445	£43.77	£12.916	£7.055	£1.160	£4.801	£7.790	£10.825	£16.896
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£36.915	£31.396	£25.876	£20.356	£17.592	£14.816	£9.265
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£11.525	£6.771	£1.977	£2.857	£5.288	£7.741	£12.679
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£33.958	£29.010	£24.063	£19.116	£16.642	£14.163	£9.188
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£25.686	£20.764	£15.842	£10.920	£8.459	£5.999	£1.051
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£8.024	£4.225	£0.410	£3.452	£5.390	£7.354	£11.283
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£6.156	£2.510	£1.152	£4.850	£6.723	£8.601	£12.356
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£20.213	£17.149	£14.085	£11.021	£9.481	£7.940	£4.859
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£4.704	£2.604	£0.604	£3.299	£4.663	£6.027	£8.755
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£6.923	£4.055	£1.887	£0.640	£1.917	£3.203	£5.795
18 McDonald's Restaurant	175	£4.92	£6.239	£3.944	£1.649	£0.656	£1.820	£2.993	£5.356
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£5.312	£2.980	£0.649	£1.711	£2.910	£4.109	£6.506
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£5.831	£3.567	£1.302	£0.976	£2.135	£3.299	£5.628
21 KFC/ Burger King Restaurant	162	£4.51	£6.094	£3.935	£1.776	£0.389	£1.487	£2.597	£4.817
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£15.219	£12.944	£10.670	£8.395	£7.258	£6.120	£3.843
23 Whalebones Park	150	£22.55	£16.039	£13.758	£11.476	£9.194	£8.053	£6.913	£4.631
24 Danegrove Former Playing Field	148	£8.92	£14.768	£12.624	£10.481	£8.333	£7.256	£6.179	£4.026
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£5.038	£3.210	£1.383	£0.460	£1.398	£2.337	£4.214
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£0.807	£1.160	£3.137	£5.115	£6.104	£7.093	£9.071
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£5.947	£4.021	£2.095	£0.169	£0.817	£1.806	£3.784
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£4.292	£2.533	£0.773	£1.017	£1.920	£2.823	£4.630
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£12.759	£10.907	£9.055	£7.199	£6.269	£5.339	£3.478
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£4.319	£2.589	£0.859	£0.899	£1.787	£2.675	£4.452
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£13.309	£11.498	£9.688	£7.877	£6.972	£6.067	£4.248
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£4.238	£2.726	£1.203	£0.330	£1.104	£1.879	£3.428
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£10.713	£9.163	£7.612	£6.061	£5.285	£4.510	£2.959
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£3.590	£2.249	£0.908	£0.439	£1.119	£1.799	£3.158
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£2.126	£0.927	£0.276	£1.492	£2.100	£2.707	£3.923
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£2.245	£1.375	£0.505	£0.370	£0.811	£1.253	£2.135
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£1.695	£1.010	£0.325	£0.365	£0.713	£1.060	£1.755
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£1.051	£0.354	£0.349	£1.056	£1.410	£1.764	£2.472
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£4.765	£4.110	£3.455	£2.800	£2.473	£2.145	£1.490
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£2.028	£1.612	£1.194	£0.771	£0.559	£0.346	£0.087
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£3.467	£2.989	£2.510	£2.031	£1.792	£1.552	£1.074
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£2.811	£2.424	£2.038	£1.652	£1.459	£1.265	£0.879
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£2.545	£2.196	£1.846	£1.496	£1.321	£1.146	£0.796
44 Park House (East Finchley Town Centre)	19	£2.05	£1.130	£0.803	£0.474	£0.141	£0.025	£0.197	£0.541
45 Mill Hill Library	19	£1.74	£1.041	£1.362	£1.682	£2.002	£2.162	£2.323	£2.643
46 Osidge Lane Community Halls	16	£4.61	£0.860	£0.590	£0.317	£0.043	£0.098	£0.239	£0.523
47 PDSA and Fuller St car park	16	£3.28	£1.279	£1.562	£1.845	£2.129	£2.271	£2.412	£2.696
48 East Barnet Library	12	£1.64	£0.177	£0.032	£0.244	£0.457	£0.563	£0.669	£0.881
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£1.080	£1.080	£1.080	£1.080	£1.080	£1.080	£1.080
50 Manor Park Road carpark	7	£0.82	£0.844	£0.844	£0.844	£0.844	£0.844	£0.844	£0.844

Site area (£m)	BLV per ha (£m)	Residual land values (£m) per hectare						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£8.30	£5.30	£2.24	£0.93	£2.54	£4.18	£7.54
16.49	£10.25	£6.64	£5.57	£4.48	£3.39	£2.85	£2.31	£1.22
3.18	£10.25	£13.23	£8.15	£3.07	£2.06	£4.67	£7.29	£12.63
2.77	£10.25	£11.17	£6.62	£2.07	£2.58	£4.92	£7.29	£12.08
4.77	£10.25	£14.63	£12.39	£10.15	£7.91	£6.79	£5.67	£3.42
6.74	£10.25	£7.73	£6.56	£5.40	£4.23	£3.65	£3.06	£1.89
4.12	£10.25	£11.22	£9.60	£7.97	£6.35	£5.53	£4.72	£3.09
4.27	£10.25	£3.02	£1.65	£0.27	£1.12	£1.82	£2.54	£3.96
3.12	£10.25	£11.83	£10.06	£8.29	£6.52	£5.64	£4.75	£2.97
2.87	£10.25	£4.02	£2.36	£0.69	£1.00	£1.84	£2.70	£4.42
1.37	£10.25	£24.79	£21.18	£17.56	£13.95	£12.15	£10.34	£6.71
3.45	£10.25	£7.45	£6.02	£4.59	£3.17	£2.45	£1.74	£0.30
1.50	£10.25	£5.35	£2.82	£0.27	£2.30	£3.59	£4.90	£7.52
0.99	£10.25	£6.22	£2.54	£1.16	£4.90	£6.79	£8.69	£12.48
7.31	£10.25	£2.77	£2.35	£1.93	£1.51	£1.30	£1.09	£0.66
0.62	£10.25	£7.59	£3.31	£0.97	£5.32	£7.52	£9.72	£14.12
1.26	£10.25	£5.49	£3.50	£1.50	£0.51	£1.52	£2.54	£4.60
0.48	£10.25	£13.00	£8.22	£3.43	£1.37	£3.79	£6.24	£11.16
0.54	£10.25	£9.84	£5.52	£1.20	£3.17	£5.39	£7.61	£12.05
0.85	£10.25	£6.86	£4.20	£1.53	£1.15	£2.51	£3.88	£6.62
0.44	£10.25	£13.85	£8.94	£4.04	£0.88	£3.38	£5.90	£10.95
1.47	£10.25	£10.35	£8.81	£7.26	£5.71	£4.94	£4.16	£2.61
2.20	£10.25	£7.29	£6.25	£5.22	£4.18	£3.66	£3.14	£2.10
0.87	£10.25	£16.97	£14.51	£12.05	£9.58	£8.34	£7.10	£4.63
0.74	£10.25	£6.81	£4.34	£1.87	£0.62	£1.89	£3.16	£5.69
0.17	£10.25	£1.72	£2.47	£6.68	£10.88	£12.99	£15.09	£19.30
0.73	£10.25	£8.15	£5.51	£2.87	£0.23	£1.12	£2.47	£5.18
0.40	£10.25	£10.73	£6.33	£1.93	£2.54	£4.80	£7.06	£11.58
0.81	£10.25	£15.75	£13.47	£11.18	£8.89	£7.74	£6.59	£4.29
1.24	£10.25	£3.48	£2.09	£0.69	£0.72	£1.44	£2.16	£3.59
2.08	£10.25	£6.40	£5.53	£4.66	£3.79	£3.35	£2.92	£2.04
0.60	£10.25	£7.06	£4.54	£2.00	£0.55	£1.84	£3.13	£5.71
0.86	£10.25	£12.46	£10.65	£8.85	£7.05	£6.15	£5.24	£3.44
0.46	£10.25	£7.80	£4.89	£1.97	£0.95	£2.43	£3.91	£6.87
0.36	£10.25	£5.90	£2.57	£0.77	£4.14	£5.83	£7.52	£10.90
0.26	£10.25	£8.63	£5.29	£1.94	£1.42	£3.12	£4.82	£8.21
0.15	£10.25	£11.30	£6.73	£2.16	£2.44	£4.75	£7.07	£11.70
0.33	£10.25	£3.19	£1.07	£1.06	£3.20	£4.27	£5.35	£7.49
0.44	£10.25	£10.83	£9.34	£7.85	£6.36	£5.62	£4.88	£3.39
0.21	£10.25	£9.68	£7.67	£5.68	£3.67	£2.66	£1.65	£0.41
0.19	£10.25	£18.25	£15.73	£13.21	£10.69	£9.43	£8.17	£5.65
0.09	£10.25	£31.23	£26.94	£22.65	£18.35	£16.21	£14.06	£9.77
0.13	£10.25	£19.58	£16.89	£14.20	£11.51	£10.16	£8.81	£6.12
0.20	£10.25	£5.65	£4.01	£2.37	£0.71	£0.13	£0.99	£2.71
0.17	£10.25	£6.13	£8.01	£9.89	£11.78	£12.72	£13.66	£15.55
0.45	£10.25	£1.91	£1.31	£0.70	£0.09	£0.22	£0.53	£1.16
0.32	£10.25	£4.00	£4.88	£5.77	£6.65	£7.10	£7.54	£8.42
0.16	£10.25	£1.11	£0.20	£1.53	£2.85	£3.52	£4.18	£5.51
0.06	£10.25	£18.00	£18.00	£18.00	£18.00	£18.00	£18.00	£18.00
0.08	£10.25	£10.56	£10.56	£10.56	£10.56	£10.56	£10.56	£10.56

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium









**LB BARNET LOCAL PLAN VIABILITY**

Values: £7,299 60% 40%

**BLV: SECONDARY OFFICES**

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£88.115	£61.873	£35.248	£7.914	£6.238	£20.527	£49.829
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£124.076	£105.009	£85.746	£66.351	£56.654	£46.956	£27.561
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£55.531	£38.102	£20.595	£3.088	£5.787	£14.782	£32.980
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£41.498	£27.836	£14.174	£0.451	£6.556	£13.588	£27.873
5 Public Health England	795	£48.89	£78.628	£67.081	£55.504	£43.928	£38.140	£32.352	£20.775
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£58.547	£50.048	£41.548	£33.049	£28.799	£24.550	£16.011
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£51.784	£44.533	£37.283	£30.032	£26.406	£22.781	£15.521
8 Allum Way (Whetstone Town Centre)	445	£43.77	£17.830	£11.506	£5.143	£1.267	£4.508	£7.750	£14.333
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£41.524	£35.543	£29.563	£23.582	£20.591	£17.601	£11.595
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£15.556	£10.409	£5.244	£0.041	£2.596	£5.234	£10.577
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£38.088	£32.728	£27.367	£22.007	£19.327	£16.647	£11.276
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£29.777	£24.475	£19.147	£13.812	£11.144	£8.477	£3.142
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£11.259	£7.161	£3.032	£1.126	£3.226	£5.330	£9.596
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£9.255	£5.329	£1.370	£2.626	£4.634	£6.666	£10.744
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£22.815	£19.491	£16.167	£12.843	£11.181	£9.518	£6.174
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£6.981	£4.103	£1.225	£1.676	£3.140	£4.621	£7.583
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£9.063	£6.352	£3.617	£0.883	£0.491	£1.878	£4.682
18 McDonald's Restaurant	175	£4.92	£8.191	£5.718	£3.226	£0.733	£0.520	£1.784	£4.341
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£7.296	£4.766	£2.237	£0.297	£1.583	£2.884	£5.485
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£7.759	£5.301	£2.844	£0.387	£0.853	£2.110	£4.636
21 KFC/ Burger King Restaurant	162	£4.51	£7.932	£5.589	£3.246	£0.903	£0.272	£1.462	£3.872
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£17.123	£14.658	£12.193	£9.728	£8.496	£7.263	£4.798
23 Whalebones Park	150	£22.55	£17.878	£15.412	£12.947	£10.481	£9.248	£8.016	£5.550
24 Danegrove Former Playing Field	148	£8.92	£16.544	£14.223	£11.902	£9.581	£8.420	£7.256	£4.923
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£6.580	£4.598	£2.616	£0.634	£0.368	£1.386	£3.421
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£2.369	£0.283	£1.852	£3.991	£5.060	£6.129	£8.268
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£7.510	£5.428	£3.346	£1.263	£0.222	£0.842	£2.981
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£5.776	£3.869	£1.961	£0.051	£0.928	£1.908	£3.867
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£14.293	£12.288	£10.282	£8.277	£7.275	£6.269	£4.253
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£5.778	£3.902	£2.026	£0.150	£0.812	£1.775	£3.702
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£14.809	£12.848	£10.888	£8.928	£7.947	£6.967	£5.006
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£5.501	£3.863	£2.225	£0.571	£0.261	£1.100	£2.779
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£11.994	£10.315	£8.636	£6.957	£6.118	£5.278	£3.600
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£4.704	£3.251	£1.799	£0.347	£0.384	£1.121	£2.593
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£3.122	£1.823	£0.525	£0.785	£1.443	£2.101	£3.418
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£2.962	£2.020	£1.078	£0.137	£0.339	£0.816	£1.771
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£2.259	£1.518	£0.776	£0.035	£0.341	£0.717	£1.468
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£1.586	£0.835	£0.084	£0.677	£1.058	£1.438	£2.200
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£5.264	£4.559	£3.854	£3.150	£2.797	£2.445	£1.740
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£2.342	£1.898	£1.448	£0.997	£0.769	£0.540	£0.078
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£3.832	£3.317	£2.802	£2.286	£2.029	£1.771	£1.256
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£3.105	£2.689	£2.274	£1.858	£1.650	£1.442	£1.026
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£2.812	£2.435	£2.059	£1.682	£1.494	£1.306	£0.929
44 Park House (East Finchley Town Centre)	19	£2.05	£1.378	£1.026	£0.675	£0.317	£0.139	£0.042	£0.412
45 Mill Hill Library	19	£1.74	£0.797	£1.142	£1.487	£1.832	£2.004	£2.176	£2.521
46 Osidge Lane Community Halls	16	£4.61	£1.064	£0.775	£0.483	£0.188	£0.041	£0.111	£0.416
47 PDSA and Fuller St car park	16	£3.28	£1.065	£1.370	£1.675	£1.979	£2.132	£2.284	£2.589
48 East Barnet Library	12	£1.64	£0.333	£0.111	£0.116	£0.344	£0.459	£0.573	£0.801
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£1.194	£1.194	£1.194	£1.194	£1.194	£1.194	£1.194
50 Manor Park Road carpark	7	£0.82	£0.933	£0.933	£0.933	£0.933	£0.933	£0.933	£0.933

Site area (£m)	BLV per ha (£m)	Residual land values (£m) per hectare						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£10.79	£7.57	£4.31	£0.97	£0.76	£2.51	£6.10
16.49	£10.25	£7.52	£6.37	£5.20	£4.02	£3.44	£2.85	£1.67
3.18	£10.25	£17.46	£11.98	£6.48	£0.97	£1.82	£4.65	£10.37
2.77	£10.25	£14.98	£10.05	£5.12	£0.16	£2.37	£4.91	£10.06
4.77	£10.25	£16.48	£14.06	£11.64	£9.21	£8.00	£6.78	£4.36
6.74	£10.25	£8.69	£7.43	£6.16	£4.90	£4.27	£3.64	£2.38
4.12	£10.25	£12.57	£10.81	£9.05	£7.29	£6.41	£5.53	£3.77
4.27	£10.25	£4.18	£2.69	£1.20	£0.30	£1.06	£1.81	£3.36
3.12	£10.25	£13.31	£11.39	£9.48	£7.56	£6.60	£5.64	£3.72
2.87	£10.25	£5.42	£3.63	£1.83	£0.01	£0.90	£1.82	£3.69
1.37	£10.25	£27.80	£23.89	£19.98	£16.06	£14.11	£12.15	£8.23
3.45	£10.25	£8.63	£7.09	£5.55	£4.00	£3.23	£2.46	£0.91
1.50	£10.25	£7.51	£4.77	£2.02	£0.75	£2.15	£3.55	£6.40
0.99	£10.25	£9.35	£5.38	£1.38	£2.65	£4.68	£6.73	£10.85
7.31	£10.25	£3.12	£2.67	£2.21	£1.76	£1.53	£1.30	£0.84
0.62	£10.25	£11.26	£6.62	£1.98	£2.70	£5.06	£7.45	£12.23
1.26	£10.25	£7.19	£5.04	£2.87	£0.70	£0.39	£1.49	£3.72
0.48	£10.25	£17.07	£11.91	£6.72	£1.53	£1.08	£3.72	£9.04
0.54	£10.25	£13.51	£8.83	£4.14	£0.55	£2.93	£5.34	£10.16
0.85	£10.25	£9.13	£6.24	£3.35	£0.46	£1.00	£2.48	£5.45
0.44	£10.25	£18.03	£12.70	£7.38	£2.05	£0.62	£3.32	£8.80
1.47	£10.25	£11.65	£9.97	£8.29	£6.62	£5.78	£4.94	£3.26
2.20	£10.25	£8.13	£7.01	£5.88	£4.76	£4.20	£3.64	£2.52
0.87	£10.25	£19.02	£16.35	£13.68	£11.01	£9.68	£8.34	£5.66
0.74	£10.25	£8.89	£6.21	£3.54	£0.86	£0.50	£1.87	£4.62
0.47	£10.25	£5.04	£0.60	£3.94	£8.49	£10.77	£13.04	£17.59
0.73	£10.25	£10.29	£7.44	£4.58	£1.73	£0.30	£1.15	£4.08
0.40	£10.25	£14.44	£9.67	£4.90	£0.13	£2.32	£4.77	£9.67
0.81	£10.25	£17.65	£15.17	£12.69	£10.22	£8.98	£7.74	£5.25
1.24	£10.25	£4.66	£3.15	£1.63	£0.12	£0.65	£1.43	£2.99
2.08	£10.25	£7.12	£6.18	£5.23	£4.29	£3.82	£3.35	£2.41
0.60	£10.25	£9.17	£6.44	£3.71	£0.95	£0.43	£1.83	£4.63
0.86	£10.25	£13.95	£11.99	£10.04	£8.09	£7.11	£6.14	£4.19
0.46	£10.25	£10.23	£7.07	£3.91	£0.75	£0.84	£2.44	£5.64
0.36	£10.25	£8.67	£5.06	£1.46	£2.18	£4.01	£5.84	£9.49
0.26	£10.25	£11.39	£7.77	£4.15	£0.53	£1.30	£3.14	£6.81
0.15	£10.25	£15.06	£10.12	£5.18	£0.23	£2.27	£4.78	£9.79
0.33	£10.25	£4.81	£2.53	£0.25	£2.05	£3.20	£4.36	£6.67
0.44	£10.25	£11.96	£10.36	£8.76	£7.16	£6.36	£5.56	£3.95
0.21	£10.25	£11.15	£9.04	£6.90	£4.75	£3.66	£2.57	£0.37
0.19	£10.25	£20.17	£17.46	£14.75	£12.03	£10.68	£9.32	£6.61
0.09	£10.25	£34.50	£29.88	£25.26	£20.64	£18.33	£16.02	£11.40
0.13	£10.25	£21.63	£18.73	£15.84	£12.94	£11.49	£10.04	£7.15
0.20	£10.25	£6.89	£5.13	£3.37	£1.59	£0.69	£0.21	£2.06
0.17	£10.25	£4.69	£6.72	£8.75	£10.77	£11.79	£12.80	£14.83
0.45	£10.25	£2.37	£1.72	£1.07	£0.42	£0.09	£0.25	£0.92
0.32	£10.25	£3.33	£4.28	£5.23	£6.19	£6.66	£7.14	£8.09
0.16	£10.25	£2.08	£0.69	£0.73	£2.15	£2.87	£3.58	£5.01
0.06	£10.25	£19.89	£19.89	£19.89	£19.89	£19.89	£19.89	£19.89
0.08	£10.25	£11.66	£11.66	£11.66	£11.66	£11.66	£11.66	£11.66

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium









**LB BARNET LOCAL PLAN VIABILITY**

Values: £7,551 60% 40%

**BLV: SECONDARY OFFICES**

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£108.163	£80.148	£51.839	£22.944	£8.124	£-7.128	£-38.257
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£138.480	£118.081	£97.529	£76.726	£66.287	£55.849	£34.972
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£68.849	£50.239	£31.424	£12.563	£3.133	£-6.429	£-25.908
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£52.050	£37.333	£22.616	£7.898	£0.489	£-7.060	£-22.317
5 Public Health England	795	£48.89	£87.397	£74.998	£62.592	£50.130	£43.898	£37.667	£25.205
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£64.999	£55.854	£46.710	£37.565	£32.993	£28.421	£19.272
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£57.329	£49.524	£41.719	£33.913	£30.011	£26.108	£18.302
8 Allum Way (Whetstone Town Centre)	445	£43.77	£22.744	£15.929	£9.114	£2.235	£-1.227	£-4.720	£-11.771
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£46.133	£39.691	£33.249	£26.808	£23.587	£20.366	£13.924
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£19.586	£14.037	£8.487	£2.899	£0.094	£-2.750	£-8.475
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£42.219	£36.445	£30.672	£24.898	£22.012	£19.125	£13.352
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£33.863	£28.152	£22.441	£16.703	£13.829	£10.955	£5.207
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£14.493	£10.072	£5.651	£1.183	£-1.066	£-3.333	£-7.909
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£12.346	£8.120	£3.875	£-0.403	£-2.569	£-4.735	£-9.132
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£25.417	£21.833	£18.248	£14.664	£12.872	£11.079	£7.490
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£9.241	£6.151	£3.046	£-0.060	£-1.635	£-3.216	£-6.412
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£11.200	£8.277	£5.347	£2.397	£0.921	£-0.562	£-3.569
18 McDonald's Restaurant	175	£4.92	£10.138	£7.474	£4.803	£2.113	£0.769	£-0.584	£-3.327
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£9.281	£6.552	£3.824	£1.096	£-0.272	£-1.659	£-4.465
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£9.686	£7.036	£4.386	£1.736	£0.412	£-0.926	£-3.645
21 KFC/ Burger King Restaurant	162	£4.51	£9.770	£7.243	£4.716	£2.190	£0.926	£-0.342	£-2.926
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£19.028	£16.372	£13.717	£11.061	£9.733	£8.406	£5.750
23 Whalebones Park	150	£22.55	£19.717	£17.067	£14.418	£11.768	£10.444	£9.119	£6.469
24 Danegrove Former Playing Field	148	£8.92	£18.320	£15.821	£13.323	£10.824	£9.575	£8.325	£5.821
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£8.121	£5.985	£3.849	£1.713	£0.646	£-0.435	£-2.628
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£3.932	£1.693	£-0.567	£-2.866	£-4.015	£-5.165	£-7.464
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£9.073	£6.834	£4.596	£2.357	£1.238	£0.119	£-2.177
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£7.261	£5.204	£3.148	£1.092	£0.063	£-0.992	£-3.104
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£15.828	£13.669	£11.510	£9.351	£8.272	£7.193	£5.029
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£7.238	£5.216	£3.194	£1.172	£0.161	£-0.875	£-2.951
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£16.309	£14.198	£12.088	£9.978	£8.922	£7.867	£5.757
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£6.764	£5.000	£3.235	£1.467	£0.575	£-0.321	£-2.130
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£13.275	£11.468	£9.661	£7.854	£6.950	£6.047	£4.240
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£5.818	£4.254	£2.691	£1.127	£0.345	£-0.443	£-2.028
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£4.118	£2.720	£1.322	£-0.077	£-0.786	£-1.495	£-2.913
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£3.679	£2.666	£1.652	£0.639	£0.132	£-0.380	£-1.408
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£2.824	£2.026	£1.228	£0.430	£0.031	£-0.373	£-1.182
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£2.121	£1.317	£0.512	£-0.297	£-0.705	£-1.113	£-1.929
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£5.763	£5.008	£4.254	£3.499	£3.121	£2.744	£1.989
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£2.656	£2.181	£1.703	£1.222	£0.978	£0.734	£0.242
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£4.197	£3.645	£3.093	£2.542	£2.266	£1.990	£1.438
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£3.399	£2.954	£2.509	£2.064	£1.841	£1.619	£1.173
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£3.078	£2.675	£2.272	£1.869	£1.667	£1.466	£1.062
44 Park House (East Finchley Town Centre)	19	£2.05	£1.623	£1.250	£0.874	£0.494	£0.302	£0.111	£-0.282
45 Mill Hill Library	19	£1.74	£-0.554	£-0.923	£-1.292	£-1.661	£-1.845	£-2.030	£-2.399
46 Osidge Lane Community Halls	16	£4.61	£1.269	£0.959	£0.649	£0.333	£0.176	£0.017	£-0.309
47 PDSA and Fuller St car park	16	£3.28	£-0.851	£-1.178	£-1.504	£-1.830	£-1.993	£-2.156	£-2.482
48 East Barnet Library	12	£1.64	£0.489	£0.252	£0.012	£-0.232	£-0.354	£-0.477	£-0.721
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£1.307	£1.307	£1.307	£1.307	£1.307	£1.307	£1.307
50 Manor Park Road carpark	7	£0.82	£1.021	£1.021	£1.021	£1.021	£1.021	£1.021	£1.021

Site area (£m)	BLV per ha (£m)	Residual land values (£m) per hectare						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£13.24	£9.81	£6.35	£2.81	£0.99	£-0.87	£-4.68
16.49	£10.25	£8.40	£7.16	£5.91	£4.65	£4.02	£3.39	£2.12
3.18	£10.25	£21.65	£15.80	£9.88	£3.95	£0.99	£-2.02	£-8.15
2.77	£10.25	£18.79	£13.48	£8.16	£2.85	£0.18	£-2.55	£-8.06
4.77	£10.25	£18.32	£15.72	£13.12	£10.51	£9.20	£7.90	£5.28
6.74	£10.25	£9.64	£8.29	£6.93	£5.57	£4.90	£4.22	£2.86
4.12	£10.25	£13.91	£12.02	£10.13	£8.23	£7.28	£6.34	£4.44
4.27	£10.25	£5.33	£3.73	£2.13	£0.52	£-0.29	£-1.11	£-2.76
3.12	£10.25	£14.79	£12.72	£10.66	£8.59	£7.56	£6.53	£4.46
2.87	£10.25	£6.82	£4.89	£2.96	£1.01	£0.03	£-0.96	£-2.95
1.37	£10.25	£30.82	£26.60	£22.39	£18.17	£16.07	£13.96	£9.75
3.45	£10.25	£9.82	£8.16	£6.50	£4.84	£4.01	£3.18	£1.51
1.50	£10.25	£9.66	£6.71	£3.77	£0.79	£-0.71	£-2.22	£-5.27
0.99	£10.25	£12.47	£8.20	£3.91	£-0.41	£-2.59	£-4.78	£-9.22
7.31	£10.25	£3.48	£2.99	£2.50	£2.01	£1.76	£1.52	£1.02
0.62	£10.25	£14.90	£9.92	£4.91	£-0.10	£-2.64	£-5.19	£-10.34
1.26	£10.25	£8.89	£6.57	£4.24	£1.90	£0.73	£-0.45	£-2.83
0.48	£10.25	£21.12	£15.57	£10.01	£4.40	£1.60	£-1.22	£-6.93
0.54	£10.25	£17.19	£12.13	£7.08	£2.03	£-0.50	£-3.07	£-8.27
0.85	£10.25	£11.40	£8.28	£5.16	£2.04	£0.48	£-1.09	£-4.29
0.44	£10.25	£22.20	£16.46	£10.72	£4.98	£2.11	£-0.78	£-6.65
1.47	£10.25	£12.94	£11.14	£9.33	£7.52	£6.62	£5.72	£3.91
2.20	£10.25	£8.96	£7.76	£6.55	£5.35	£4.75	£4.14	£2.94
0.87	£10.25	£21.06	£18.19	£15.31	£12.44	£11.01	£9.57	£6.69
0.74	£10.25	£10.97	£8.09	£5.20	£2.32	£0.87	£-0.59	£-3.55
0.47	£10.25	£8.37	£3.60	£-1.21	£-6.10	£-8.54	£-10.99	£-15.88
0.73	£10.25	£12.43	£9.36	£6.30	£3.23	£1.70	£0.16	£-2.98
0.40	£10.25	£18.15	£13.01	£7.87	£2.73	£0.16	£-2.48	£-7.76
0.81	£10.25	£19.54	£16.88	£14.21	£11.54	£10.21	£8.88	£6.21
1.24	£10.25	£5.84	£4.21	£2.58	£0.95	£0.13	£-0.71	£-2.38
2.08	£10.25	£7.84	£6.83	£5.81	£4.80	£4.29	£3.78	£2.77
0.60	£10.25	£11.27	£8.33	£5.39	£2.44	£0.96	£-0.54	£-3.55
0.86	£10.25	£15.44	£13.33	£11.23	£9.13	£8.08	£7.03	£4.93
0.46	£10.25	£12.65	£9.25	£5.85	£2.45	£0.75	£-0.96	£-4.41
0.36	£10.25	£11.44	£7.55	£3.67	£-0.22	£-2.18	£-4.15	£-8.09
0.26	£10.25	£14.15	£10.25	£6.35	£2.46	£0.51	£-1.46	£-5.41
0.15	£10.25	£18.83	£13.51	£8.19	£2.87	£0.21	£-2.49	£-7.88
0.33	£10.25	£6.43	£3.99	£1.55	£-0.90	£-2.14	£-3.37	£-5.85
0.44	£10.25	£13.10	£11.38	£9.67	£7.95	£7.09	£6.24	£4.52
0.21	£10.25	£12.65	£10.39	£8.11	£5.82	£4.66	£3.50	£1.15
0.19	£10.25	£22.09	£19.18	£16.28	£13.38	£11.93	£10.47	£7.57
0.09	£10.25	£37.77	£32.82	£27.88	£22.93	£20.46	£17.98	£13.04
0.13	£10.25	£23.68	£20.58	£17.48	£14.38	£12.82	£11.27	£8.17
0.20	£10.25	£8.12	£6.25	£4.37	£2.47	£1.51	£0.55	£-1.41
0.17	£10.25	£-3.26	£-5.43	£-7.60	£-9.77	£-10.85	£-11.94	£-14.11
0.45	£10.25	£2.82	£2.13	£1.44	£0.74	£0.39	£0.04	£-0.69
0.32	£10.25	£-2.66	£-3.68	£-4.70	£-5.72	£-6.74	£-7.76	£-8.78
0.16	£10.25	£3.05	£1.58	£0.07	£-1.45	£-2.22	£-2.98	£-4.51
0.06	£10.25	£21.79	£21.79	£21.79	£21.79	£21.79	£21.79	£21.79
0.08	£10.25	£12.77	£12.77	£12.77	£12.77	£12.77	£12.77	£12.77

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium









**LB BARNET LOCAL PLAN VIABILITY**

Values: £7,803 60% 40%

**BLV: SECONDARY OFFICES**

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£128,003	£98,201	£68,140	£37,631	£22,059	£6,162	£-26,858
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£152,777	£131,061	£109,195	£87,100	£75,921	£64,741	£42,382
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£82,050	£62,254	£42,252	£22,038	£11,931	£1,825	£-18,850
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£62,562	£46,830	£31,057	£15,285	£7,398	£-0,551	£-16,813
5 Public Health England	795	£48.89	£96,167	£82,891	£69,615	£56,331	£49,657	£42,983	£29,635
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£71,450	£61,661	£51,871	£42,081	£37,186	£32,291	£22,502
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£62,875	£54,515	£46,155	£37,795	£33,615	£29,435	£21,075
8 Allum Way (Whetstone Town Centre)	445	£43.77	£27,658	£20,351	£13,045	£5,720	£2,026	£-1,691	£-9,208
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£50,741	£43,839	£36,936	£30,034	£26,583	£23,131	£16,229
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£23,617	£17,664	£11,711	£5,758	£2,748	£-0,265	£-6,373
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£46,349	£40,163	£33,976	£27,790	£24,697	£21,603	£15,417
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£37,949	£31,830	£25,710	£19,590	£16,514	£13,434	£7,273
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£17,728	£12,983	£8,238	£3,477	£1,078	£-1,339	£-6,223
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£15,438	£10,903	£6,368	£1,795	£-0,504	£-2,830	£-7,520
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£28,019	£24,174	£20,330	£16,485	£14,563	£12,641	£8,796
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£11,489	£8,188	£4,867	£1,534	£-0,135	£-1,825	£-5,241
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£13,336	£10,200	£7,063	£3,911	£2,327	£0,744	£-2,458
18 McDonald's Restaurant	175	£4.92	£12,086	£9,227	£6,368	£3,493	£2,050	£0,607	£-2,313
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£11,260	£8,338	£5,412	£2,485	£1,022	£-0,448	£-3,444
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£11,599	£8,771	£5,928	£3,086	£1,664	£0,243	£-2,653
21 KFC/ Burger King Restaurant	162	£4.51	£11,586	£8,897	£6,187	£3,476	£2,121	£0,766	£-1,981
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£20,932	£18,086	£15,240	£12,394	£10,971	£9,548	£6,702
23 Whalebones Park	150	£22.55	£21,555	£18,722	£15,889	£13,055	£11,639	£10,222	£7,389
24 Danegrove Former Playing Field	148	£8.92	£20,096	£17,420	£14,744	£12,067	£10,729	£9,391	£6,715
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£9,663	£7,373	£5,083	£2,793	£1,848	£0,503	£-1,836
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£5,494	£3,100	£0,705	£-1,741	£-2,971	£-4,201	£-6,661
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£10,635	£8,241	£5,846	£3,451	£2,254	£1,057	£-1,374
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£8,745	£6,540	£4,335	£2,131	£1,028	£-0,077	£-2,341
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£17,362	£15,050	£12,738	£10,426	£9,269	£8,113	£5,801
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£8,697	£6,529	£4,361	£2,193	£1,109	£0,025	£-2,201
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£17,809	£15,549	£13,288	£11,028	£9,898	£8,767	£6,507
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£8,027	£6,137	£4,246	£2,355	£1,407	£0,451	£-1,481
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£14,555	£12,620	£10,685	£8,750	£7,783	£6,815	£4,880
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£6,921	£5,257	£3,582	£1,907	£1,069	£0,232	£-1,464
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£5,114	£3,616	£2,119	£0,621	£-0,130	£-0,889	£-2,408
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£4,396	£3,311	£2,226	£1,141	£0,598	£0,056	£-1,044
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£3,388	£2,534	£1,680	£0,825	£0,398	£-0,029	£-0,896
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£2,652	£1,798	£0,940	£0,082	£-0,352	£-0,788	£-1,658
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£6,262	£5,457	£4,653	£3,848	£3,446	£3,043	£2,239
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£2,970	£2,464	£1,957	£1,444	£1,188	£0,928	£0,405
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£4,561	£3,973	£3,385	£2,797	£2,503	£2,209	£1,621
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£3,694	£3,219	£2,744	£2,270	£2,032	£1,795	£1,321
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£3,345	£2,915	£2,485	£2,055	£1,840	£1,625	£1,196
44 Park House (East Finchley Town Centre)	19	£2.05	£1,868	£1,473	£1,072	£0,670	£0,466	£0,262	£-0,152
45 Mill Hill Library	19	£1.74	£-0,312	£-0,703	£-1,097	£-1,490	£-1,687	£-1,884	£-2,277
46 Osidge Lane Community Halls	16	£4.61	£1,471	£1,143	£0,812	£0,479	£0,311	£0,142	£-0,202
47 PDSA and Fuller St car park	16	£3.28	£-0,638	£-0,985	£-1,333	£-1,680	£-1,854	£-2,028	£-2,375
48 East Barnet Library	12	£1.64	£0,644	£0,392	£0,138	£-0,120	£-0,250	£-0,380	£-0,641
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£1,421	£1,421	£1,421	£1,421	£1,421	£1,421	£1,421
50 Manor Park Road carpark	7	£0.82	£1,110	£1,110	£1,110	£1,110	£1,110	£1,110	£1,110

Site area (£m)	BLV per ha (£m)	Residual land values (£m) per hectare						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£15.67	£12.02	£8.34	£4.61	£2.70	£0.75	£-3.29
16.49	£10.25	£9.26	£7.95	£6.62	£5.28	£4.60	£3.93	£2.57
3.18	£10.25	£25.80	£19.58	£13.29	£6.93	£3.75	£0.57	£-5.93
2.77	£10.25	£22.59	£16.91	£11.21	£5.52	£2.67	£-0.20	£-6.07
4.77	£10.25	£20.16	£17.38	£14.59	£11.81	£10.41	£9.01	£6.21
6.74	£10.25	£10.60	£9.15	£7.70	£6.24	£5.52	£4.79	£3.34
4.12	£10.25	£15.26	£13.23	£11.20	£9.17	£8.16	£7.14	£5.12
4.27	£10.25	£6.48	£4.77	£3.06	£1.34	£0.47	£-0.40	£-2.16
3.12	£10.25	£16.26	£14.05	£11.84	£9.63	£8.52	£7.41	£5.20
2.87	£10.25	£8.23	£6.15	£4.08	£2.01	£0.96	£-0.09	£-2.22
1.37	£10.25	£33.83	£29.32	£24.80	£20.28	£18.03	£15.77	£11.25
3.45	£10.25	£11.00	£9.23	£7.45	£5.68	£4.79	£3.89	£2.11
1.50	£10.25	£11.82	£8.66	£5.49	£2.32	£0.72	£-0.89	£-4.15
0.99	£10.25	£15.59	£11.01	£6.43	£1.81	£-0.51	£-2.86	£-7.60
7.31	£10.25	£3.83	£3.31	£2.78	£2.26	£1.99	£1.73	£1.20
0.62	£10.25	£18.53	£13.21	£7.85	£2.47	£-0.22	£-2.94	£-8.45
1.26	£10.25	£10.58	£8.09	£5.61	£3.10	£1.85	£0.59	£-1.95
0.48	£10.25	£25.18	£19.22	£13.27	£7.28	£4.27	£1.26	£-4.82
0.54	£10.25	£20.85	£15.44	£10.02	£4.60	£1.89	£-0.83	£-6.38
0.85	£10.25	£13.65	£10.32	£6.97	£3.63	£1.96	£0.29	£-3.12
0.44	£10.25	£26.33	£20.22	£14.06	£7.90	£4.82	£1.74	£-4.50
1.47	£10.25	£14.24	£12.30	£10.37	£8.43	£7.46	£6.50	£4.56
2.20	£10.25	£9.80	£8.51	£7.22	£5.93	£5.29	£4.65	£3.36
0.87	£10.25	£23.10	£20.02	£16.95	£13.87	£12.33	£10.79	£7.72
0.74	£10.25	£13.06	£9.96	£6.87	£3.77	£2.23	£0.68	£-2.48
0.75	£10.25	£11.69	£6.60	£1.50	£-3.70	£-6.32	£-8.94	£-14.17
0.73	£10.25	£14.57	£11.29	£8.01	£4.73	£3.09	£1.45	£-1.88
0.40	£10.25	£21.86	£16.35	£10.84	£5.33	£2.57	£-0.19	£-5.85
0.81	£10.25	£21.43	£18.58	£15.73	£12.87	£11.44	£10.02	£7.16
1.24	£10.25	£7.01	£5.27	£3.52	£1.77	£0.89	£0.02	£-1.78
2.08	£10.25	£8.56	£7.48	£6.39	£5.30	£4.76	£4.22	£3.13
0.60	£10.25	£13.38	£10.23	£7.08	£3.93	£2.34	£0.75	£-2.47
0.86	£10.25	£16.92	£14.67	£12.42	£10.17	£9.05	£7.92	£5.67
0.46	£10.25	£15.05	£11.43	£7.79	£4.15	£2.32	£0.50	£-3.18
0.36	£10.25	£14.20	£10.04	£5.88	£1.72	£-0.36	£-2.47	£-6.69
0.26	£10.25	£16.91	£12.73	£8.56	£4.39	£2.30	£0.21	£-4.02
0.15	£10.25	£22.59	£16.89	£11.20	£5.50	£2.65	£-0.20	£-5.97
0.33	£10.25	£8.04	£5.45	£2.85	£0.25	£-1.07	£-2.39	£-5.02
0.44	£10.25	£14.23	£12.40	£10.57	£8.75	£7.83	£6.92	£5.09
0.21	£10.25	£14.14	£11.73	£9.32	£6.88	£5.66	£4.42	£1.93
0.19	£10.25	£24.01	£20.91	£17.82	£14.72	£13.17	£11.63	£8.53
0.09	£10.25	£41.04	£35.77	£30.49	£25.22	£22.58	£19.95	£14.67
0.13	£10.25	£25.73	£22.42	£19.12	£15.81	£14.16	£12.50	£9.20
0.20	£10.25	£9.34	£7.37	£5.36	£3.35	£2.33	£1.31	£-0.76
0.17	£10.25	£-1.84	£-4.14	£-6.45	£-8.77	£-9.92	£-11.08	£-13.39
0.45	£10.25	£3.27	£2.54	£1.81	£1.06	£0.69	£0.32	£-0.45
0.32	£10.25	£-1.99	£-3.08	£-4.16	£-5.25	£-5.79	£-6.34	£-7.42
0.16	£10.25	£4.03	£2.45	£0.86	£-0.75	£-1.56	£-2.38	£-4.01
0.06	£10.25	£23.68	£23.68	£23.68	£23.68	£23.68	£23.68	£23.68
0.08	£10.25	£13.87	£13.87	£13.87	£13.87	£13.87	£13.87	£13.87

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium









**LB BARNET LOCAL PLAN VIABILITY**

Values: £8,054 60% 40%

**BLV: SECONDARY OFFICES**

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£147.675	£116.071	£84.239	£52.028	£35.687	£19.059	£-15.608
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£166.980	£143.928	£120.759	£97.364	£85.554	£73.634	£49.793
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£95.129	£74.135	£52.964	£31.513	£20.730	£9.946	£-11.890
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£72.984	£56.325	£39.499	£22.671	£14.257	£5.843	£-11.322
5 Public Health England	795	£48.89	£104.896	£90.783	£76.630	£62.478	£55.401	£48.299	£34.065
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£77.902	£67.467	£57.032	£46.597	£41.380	£36.162	£25.728
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£68.401	£59.505	£50.591	£41.676	£37.219	£32.762	£23.848
8 Allum Way (Whetstone Town Centre)	445	£43.77	£32.572	£24.774	£16.976	£9.179	£5.262	£1.319	£-6.659
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£55.350	£47.987	£40.623	£33.260	£29.578	£25.897	£18.533
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£27.648	£21.292	£14.936	£8.580	£5.402	£2.189	£-4.299
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£50.473	£43.880	£37.281	£30.681	£27.382	£24.082	£17.482
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£42.035	£35.507	£28.979	£22.450	£19.186	£15.912	£9.338
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£20.962	£15.894	£10.826	£5.758	£3.208	£0.646	£-4.543
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£18.530	£13.685	£8.841	£3.988	£1.538	£-0.924	£-5.907
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£30.621	£26.516	£22.411	£18.306	£16.254	£14.202	£10.097
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£13.737	£10.212	£6.686	£3.127	£1.347	£-0.440	£-4.069
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£15.472	£12.122	£8.772	£5.422	£3.733	£2.041	£-1.361
18 McDonald's Restaurant	175	£4.92	£14.033	£10.979	£7.926	£4.872	£3.331	£1.789	£-1.313
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£13.221	£10.122	£6.999	£3.874	£2.312	£0.749	£-2.423
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£13.504	£10.494	£7.470	£4.435	£2.917	£1.400	£-1.662
21 KFC/ Burger King Restaurant	162	£4.51	£13.403	£10.533	£7.657	£4.763	£3.316	£1.868	£-1.040
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£22.837	£19.800	£16.764	£13.727	£12.209	£10.691	£7.655
23 Whalebones Park	150	£22.55	£23.379	£20.371	£14.342	£12.834	£12.834	£11.325	£8.308
24 Danegrove Former Playing Field	148	£8.92	£21.872	£19.018	£16.165	£13.311	£11.884	£10.457	£7.603
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£11.204	£8.760	£6.316	£3.872	£2.650	£1.428	£-1.043
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£7.057	£4.506	£1.955	£-0.616	£-1.927	£-3.237	£-5.858
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£12.198	£9.647	£7.096	£4.545	£3.270	£1.994	£-0.570
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£10.229	£7.876	£5.523	£3.170	£1.993	£0.816	£-1.578
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£18.897	£16.431	£13.965	£11.500	£10.267	£9.034	£6.568
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£10.156	£7.843	£5.529	£3.215	£2.058	£0.901	£-1.451
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£19.309	£16.899	£14.488	£12.078	£10.873	£9.667	£7.257
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£9.290	£7.274	£5.257	£3.240	£2.231	£1.219	£-0.833
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£15.833	£13.773	£11.710	£9.647	£8.615	£7.584	£5.521
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£8.022	£6.251	£4.473	£2.687	£1.793	£0.900	£-0.899
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£6.104	£4.513	£2.915	£1.318	£0.520	£-0.283	£-1.903
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£5.113	£3.956	£2.799	£1.643	£1.064	£0.486	£-0.680
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£3.953	£3.042	£2.131	£1.221	£0.765	£0.310	£-0.610
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£3.179	£2.279	£1.368	£0.456	£0.000	£-0.462	£-1.387
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£6.761	£5.906	£5.052	£4.197	£3.770	£3.343	£2.488
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£3.283	£2.746	£2.208	£1.667	£1.394	£1.121	£0.568
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£4.926	£4.301	£3.677	£3.052	£2.740	£2.428	£1.803
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£3.988	£3.484	£2.980	£2.476	£2.224	£1.972	£1.468
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£3.611	£3.155	£2.698	£2.242	£2.014	£1.785	£1.329
44 Park House (East Finchley Town Centre)	19	£2.05	£2.113	£1.694	£1.271	£0.845	£0.630	£0.413	£-0.023
45 Mill Hill Library	19	£1.74	£-0.072	£-0.484	£-0.902	£-1.319	£-1.528	£-1.737	£-2.155
46 Osidge Lane Community Halls	16	£4.61	£1.673	£1.327	£0.976	£0.624	£0.446	£0.267	£-0.096
47 PDSA and Fuller St car park	16	£3.28	£-0.424	£-0.793	£-1.162	£-1.531	£-1.715	£-1.900	£-2.268
48 East Barnet Library	12	£1.64	£0.800	£0.533	£0.265	£-0.008	£-0.146	£-0.284	£-0.561
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£1.535	£1.535	£1.535	£1.535	£1.535	£1.535	£1.535
50 Manor Park Road carpark	7	£0.82	£1.198	£1.198	£1.198	£1.198	£1.198	£1.198	£1.198

Site area (£m)	BLV per ha (£m)	Residual land values (£m) per hectare						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£18.08	£14.21	£10.31	£6.37	£4.37	£2.33	£-1.91
16.49	£10.25	£10.13	£8.73	£7.32	£5.90	£5.19	£4.47	£3.02
3.18	£10.25	£29.91	£23.31	£16.66	£9.91	£6.52	£3.13	£-3.74
2.77	£10.25	£26.35	£20.33	£14.26	£8.18	£5.15	£2.11	£-4.09
4.77	£10.25	£21.99	£19.03	£16.07	£13.10	£11.61	£10.13	£7.14
6.74	£10.25	£11.56	£10.01	£8.46	£6.91	£6.14	£5.37	£3.82
4.12	£10.25	£16.60	£14.44	£12.28	£10.12	£9.03	£7.95	£5.79
4.27	£10.25	£7.63	£5.80	£3.98	£2.15	£1.23	£0.31	£-1.56
3.12	£10.25	£17.74	£15.38	£13.02	£10.66	£9.48	£8.30	£5.94
2.87	£10.25	£9.63	£7.42	£5.20	£2.99	£1.88	£0.76	£-1.50
1.37	£10.25	£36.84	£32.03	£27.21	£22.40	£19.99	£17.58	£12.76
3.45	£10.25	£12.18	£10.29	£8.40	£6.51	£5.56	£4.61	£2.71
1.50	£10.25	£13.97	£10.60	£7.22	£3.84	£2.14	£0.43	£-3.03
0.99	£10.25	£18.72	£13.82	£8.93	£4.03	£1.55	£-0.93	£-5.97
7.31	£10.25	£4.19	£3.63	£3.07	£2.50	£2.22	£1.94	£1.38
0.62	£10.25	£22.16	£16.47	£10.78	£5.04	£2.17	£-0.71	£-6.56
1.26	£10.25	£12.28	£9.62	£6.96	£4.30	£2.96	£1.62	£-1.08
0.48	£10.25	£29.23	£22.87	£16.51	£10.15	£6.94	£3.73	£-2.74
0.54	£10.25	£24.48	£18.74	£12.96	£7.17	£4.28	£1.39	£-4.49
0.85	£10.25	£15.89	£12.35	£8.79	£5.22	£3.43	£1.65	£-1.96
0.44	£10.25	£30.46	£23.94	£17.40	£10.82	£7.54	£4.25	£-2.36
1.47	£10.25	£15.54	£13.47	£11.40	£9.34	£8.31	£7.27	£5.21
2.20	£10.25	£10.63	£9.26	£7.89	£6.52	£5.83	£5.15	£3.78
0.87	£10.25	£25.14	£21.86	£18.58	£15.30	£13.66	£12.02	£8.74
0.74	£10.25	£15.14	£11.84	£8.53	£5.23	£3.58	£1.93	£-1.41
0.47	£10.25	£15.02	£9.59	£4.16	£-1.31	£-4.10	£-6.89	£-12.46
0.73	£10.25	£16.71	£13.21	£9.72	£6.23	£4.48	£2.73	£-0.78
0.40	£10.25	£25.57	£19.69	£13.81	£7.92	£4.98	£2.04	£-3.95
0.81	£10.25	£23.33	£20.29	£17.24	£14.20	£12.68	£11.15	£8.11
1.24	£10.25	£8.19	£6.32	£4.46	£2.59	£1.66	£0.73	£-1.17
2.08	£10.25	£9.28	£8.12	£6.97	£5.81	£5.23	£4.65	£3.49
0.60	£10.25	£15.48	£12.12	£8.76	£5.40	£3.72	£2.03	£-1.39
0.86	£10.25	£18.41	£16.02	£13.62	£11.22	£10.02	£8.82	£6.42
0.46	£10.25	£17.44	£13.59	£9.72	£5.84	£3.90	£1.96	£-1.95
0.36	£10.25	£16.96	£12.54	£8.10	£3.66	£1.44	£-0.79	£-5.29
0.26	£10.25	£19.67	£15.22	£10.77	£6.32	£4.09	£1.87	£-2.62
0.15	£10.25	£26.35	£20.28	£14.21	£8.14	£5.10	£2.06	£-4.06
0.33	£10.25	£9.63	£8.91	£4.14	£1.38	£0.00	£-1.40	£-4.20
0.44	£10.25	£15.37	£13.42	£11.48	£9.54	£8.57	£7.60	£5.65
0.21	£10.25	£15.63	£13.08	£10.52	£7.94	£6.64	£5.34	£2.70
0.19	£10.25	£25.93	£22.64	£19.35	£16.06	£14.42	£12.78	£9.49
0.09	£10.25	£44.31	£38.71	£33.11	£27.51	£24.71	£21.91	£16.31
0.13	£10.25	£27.78	£24.27	£20.76	£17.25	£15.49	£13.73	£10.22
0.20	£10.25	£10.57	£8.47	£6.36	£4.22	£3.15	£2.07	£-0.11
0.17	£10.25	£-0.42	£-2.85	£-5.30	£-7.76	£-8.99	£-10.22	£-12.68
0.45	£10.25	£3.72	£2.95	£2.17	£1.39	£0.99	£0.59	£-0.21
0.32	£10.25	£-1.33	£-2.48	£-3.63	£-4.78	£-5.36	£-5.94	£-7.09
0.16	£10.25	£5.00	£3.33	£1.65	£-0.05	£-0.91	£-1.78	£-3.50
0.06	£10.25	£25.58	£25.58	£25.58	£25.58	£25.58	£25.58	£25.58
0.08	£10.25	£14.98	£14.98	£14.98	£14.98	£14.98	£14.98	£14.98

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium









**LB BARNET LOCAL PLAN VIABILITY**

Values: £10,078 60% 40%

**BLV: SECONDARY OFFICES**

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£302.691	£256.218	£209.705	£163.047	£139.627	£116.131	£68.745
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£279.502	£245.569	£211.591	£177.528	£160.453	£143.320	£108.821
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£198.413	£167.571	£136.638	£105.610	£90.012	£74.357	£42.703
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£155.062	£130.598	£106.088	£81.472	£69.069	£56.629	£31.438
5 Public Health England	795	£48.89	£174.497	£153.480	£132.463	£111.446	£100.937	£90.429	£69.338
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£129.776	£114.154	£98.531	£82.909	£75.098	£67.287	£51.665
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£112.600	£99.291	£85.981	£72.671	£66.017	£59.362	£46.052
8 Allum Way (Whetstone Town Centre)	445	£43.77	£71.695	£60.043	£48.391	£36.739	£30.913	£25.087	£13.338
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£92.091	£81.074	£70.057	£59.040	£53.531	£48.023	£37.006
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£59.725	£50.207	£40.689	£31.171	£26.412	£21.653	£12.072
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£83.397	£73.523	£63.649	£53.775	£48.838	£43.901	£34.026
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£74.708	£64.940	£55.173	£45.405	£40.521	£35.634	£25.821
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£46.721	£39.115	£31.509	£23.903	£20.100	£16.293	£8.625
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£43.172	£35.902	£28.632	£21.362	£17.726	£14.067	£6.737
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£51.371	£45.203	£39.035	£32.867	£29.783	£26.699	£20.531
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£31.736	£26.438	£21.140	£15.814	£13.148	£10.481	£5.148
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£32.540	£27.506	£22.473	£17.439	£14.912	£12.378	£7.311
18 McDonald's Restaurant	175	£4.92	£29.592	£25.003	£20.415	£15.826	£13.522	£11.213	£6.594
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£28.994	£24.318	£19.641	£14.964	£12.626	£10.288	£5.602
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£28.823	£24.281	£19.739	£15.197	£12.926	£10.655	£6.112
21 KFC/ Burger King Restaurant	162	£4.51	£28.006	£23.680	£19.349	£15.017	£12.852	£10.686	£6.355
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£38.022	£33.475	£28.929	£24.382	£22.109	£19.836	£15.289
23 Whalebones Park	150	£22.55	£38.034	£33.561	£29.027	£24.613	£22.376	£20.139	£15.666
24 Danegrove Former Playing Field	148	£8.92	£36.149	£31.871	£27.589	£23.307	£21.166	£19.026	£14.744
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£23.492	£19.836	£16.180	£12.524	£10.696	£8.864	£5.181
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£19.573	£15.795	£12.007	£8.200	£6.296	£4.392	£0.585
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£24.642	£20.864	£17.085	£13.307	£11.418	£9.528	£5.725
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£22.067	£18.547	£15.027	£11.507	£9.747	£7.976	£4.430
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£31.231	£27.535	£23.836	£20.136	£18.287	£16.437	£12.738
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£21.796	£18.334	£14.873	£11.412	£9.681	£7.941	£4.454
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£31.356	£27.746	£24.136	£20.521	£18.713	£16.905	£13.288
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£19.445	£16.415	£13.382	£10.350	£8.833	£7.317	£4.284
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£26.042	£22.964	£19.885	£16.807	£15.268	£13.728	£10.650
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£16.877	£14.220	£11.563	£8.906	£7.577	£6.249	£3.592
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£14.021	£11.646	£9.270	£6.894	£5.706	£4.518	£2.128
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£10.879	£9.145	£7.412	£5.678	£4.812	£3.945	£2.212
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£8.493	£7.128	£5.763	£4.398	£3.716	£3.034	£1.669
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£7.379	£6.082	£4.779	£3.459	£2.796	£2.125	£0.783
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£10.772	£9.516	£8.261	£7.005	£6.377	£5.749	£4.494
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£5.806	£5.016	£4.227	£3.437	£3.042	£2.647	£1.856
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£7.857	£6.940	£6.022	£5.104	£4.645	£4.187	£3.269
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£6.354	£5.613	£4.872	£4.132	£3.762	£3.391	£2.651
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£5.754	£5.083	£4.413	£3.742	£3.406	£3.071	£2.400
44 Park House (East Finchley Town Centre)	19	£2.05	£4.059	£3.451	£2.843	£2.233	£1.925	£1.617	£0.991
45 Mill Hill Library	19	£1.74	£1.821	£1.235	£0.645	£0.050	£-0.254	£-0.561	£-1.175
46 Osidge Lane Community Halls	16	£4.61	£3.280	£2.778	£2.277	£1.772	£1.518	£1.262	£0.745
47 PDSA and Fuller St car park	16	£3.28	£1.275	£0.742	£0.209	£-0.328	£-0.599	£-0.869	£-1.410
48 East Barnet Library	12	£1.64	£2.031	£1.650	£1.263	£0.874	£0.677	£0.481	£0.082
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£2.449	£2.449	£2.449	£2.449	£2.449	£2.449	£2.449
50 Manor Park Road carpark	7	£0.82	£1.909	£1.909	£1.909	£1.909	£1.909	£1.909	£1.909

Site area (£m)	BLV per ha (£m)	Residual land values (£m) per hectare						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£37.05	£31.36	£25.67	£19.96	£17.09	£14.21	£8.41
16.49	£10.25	£16.95	£14.89	£12.83	£10.77	£9.73	£8.69	£6.60
3.18	£10.25	£62.39	£52.70	£42.97	£33.21	£28.31	£23.38	£13.43
2.77	£10.25	£55.98	£47.15	£38.30	£29.41	£24.93	£20.44	£11.35
4.77	£10.25	£36.58	£32.18	£27.77	£23.36	£21.16	£18.96	£14.54
6.74	£10.25	£19.25	£16.94	£14.62	£12.30	£11.14	£9.98	£7.67
4.12	£10.25	£27.33	£24.10	£20.87	£17.64	£16.02	£14.41	£11.18
4.27	£10.25	£16.79	£14.06	£11.33	£8.60	£7.24	£5.88	£3.12
3.12	£10.25	£29.52	£25.99	£22.45	£18.92	£17.16	£15.39	£11.86
2.87	£10.25	£20.81	£17.49	£14.18	£10.86	£9.20	£7.54	£4.21
1.37	£10.25	£60.87	£53.67	£46.46	£39.25	£35.65	£32.04	£24.84
3.45	£10.25	£21.65	£18.82	£15.99	£13.16	£11.75	£10.33	£7.48
1.50	£10.25	£31.15	£26.08	£21.01	£15.94	£13.40	£10.86	£5.75
0.99	£10.25	£43.61	£36.26	£28.92	£21.58	£17.91	£14.21	£6.81
7.31	£10.25	£7.03	£6.18	£5.34	£4.50	£4.07	£3.65	£2.81
0.62	£10.25	£51.19	£42.64	£34.10	£25.51	£21.21	£16.91	£8.30
1.26	£10.25	£25.83	£21.83	£17.84	£13.84	£11.83	£9.82	£5.80
0.48	£10.25	£61.65	£52.09	£42.53	£32.97	£28.17	£23.36	£13.74
0.54	£10.25	£53.69	£45.03	£36.37	£27.71	£23.38	£19.05	£10.37
0.85	£10.25	£33.91	£28.57	£23.22	£17.88	£15.21	£12.53	£7.19
0.44	£10.25	£63.65	£53.82	£43.97	£34.13	£29.21	£24.29	£14.44
1.47	£10.25	£25.87	£22.77	£19.68	£16.59	£15.04	£13.49	£10.40
2.20	£10.25	£17.29	£15.25	£13.22	£11.19	£10.17	£9.15	£7.12
0.87	£10.25	£41.55	£36.63	£31.71	£26.79	£24.33	£21.87	£16.95
0.74	£10.25	£31.75	£26.81	£21.86	£16.92	£14.45	£11.98	£7.00
0.47	£10.25	£41.65	£33.61	£25.55	£17.45	£13.40	£9.35	£1.24
0.73	£10.25	£33.76	£28.58	£23.40	£18.23	£15.64	£13.05	£7.84
0.40	£10.25	£55.17	£46.37	£37.57	£28.77	£24.37	£19.94	£11.07
0.81	£10.25	£38.56	£33.99	£29.43	£24.86	£22.58	£20.29	£15.73
1.24	£10.25	£17.58	£14.79	£11.99	£9.20	£7.81	£6.40	£3.59
2.08	£10.25	£15.07	£13.34	£11.60	£9.87	£9.00	£8.13	£6.39
0.60	£10.25	£32.41	£27.36	£22.30	£17.25	£14.72	£12.19	£7.14
0.86	£10.25	£30.28	£26.70	£23.12	£19.54	£17.75	£15.96	£12.38
0.46	£10.25	£36.69	£30.91	£25.14	£19.36	£16.47	£13.58	£7.81
0.36	£10.25	£38.95	£32.35	£25.75	£19.15	£15.85	£12.55	£5.91
0.26	£10.25	£41.84	£35.17	£28.51	£21.84	£18.51	£15.17	£8.51
0.15	£10.25	£56.62	£47.52	£38.42	£29.32	£24.77	£20.22	£11.12
0.33	£10.25	£22.36	£18.43	£14.48	£10.48	£8.47	£6.44	£2.37
0.44	£10.25	£24.48	£21.63	£18.77	£15.92	£14.49	£13.07	£10.21
0.21	£10.25	£27.65	£23.89	£20.13	£16.37	£14.49	£12.61	£8.84
0.19	£10.25	£41.36	£36.52	£31.69	£26.86	£24.45	£22.03	£17.20
0.09	£10.25	£70.60	£62.37	£54.14	£45.91	£41.80	£37.68	£29.45
0.13	£10.25	£44.26	£39.10	£33.94	£28.78	£26.20	£23.62	£18.46
0.20	£10.25	£20.29	£17.25	£14.21	£11.17	£9.63	£8.08	£4.96
0.17	£10.25	£10.71	£7.27	£3.79	£0.29	£-1.49	£-3.30	£-6.91
0.45	£10.25	£7.29	£6.17	£5.06	£3.94	£3.37	£2.80	£1.65
0.32	£10.25	£3.99	£2.32	£0.65	£-1.03	£-1.87	£-2.72	£-4.41
0.16	£10.25	£12.69	£10.31	£7.89	£5.46	£4.23	£3.01	£0.51
0.06	£10.25	£40.81	£40.81	£40.81	£40.81	£40.81	£40.81	£40.81
0.08	£10.25	£23.86	£23.86	£23.86	£23.86	£23.86	£23.86	£23.86

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium









**LB BARNET LOCAL PLAN VIABILITY**

Values: £12,082 60% 40%

**BLV: SECONDARY OFFICES**

Description	No of units	BLV (£ m)	Residual land values (£m)						
			0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
1 Edgware underground & bus stations (Edgware Growth Area)	2,317	£83.74	£453.585	£392.273	£330.955	£269.561	£238.823	£208.055	£146.295
2 North London Business Park (Major Transport Infrastructure)	1,350	£169.02	£389.339	£344.612	£299.877	£255.013	£232.581	£210.134	£165.073
3 Sainsburys The Hyde (Major Thoroughfare)	1,310	£32.60	£299.005	£258.306	£217.520	£176.733	£156.260	£135.778	£94.651
4 Broadway Retail Park (Cricklewood Growth Area)	1,008	£28.39	£234.878	£202.654	£170.326	£137.982	£121.761	£105.504	£72.848
5 Public Health England	795	£48.89	£242.845	£215.034	£187.223	£159.411	£145.506	£131.600	£103.755
6 Finchley Central Station (Finchley Central/ Church End Town Centre)	556	£69.09	£180.991	£160.353	£139.612	£118.855	£108.476	£98.098	£77.340
7 Douglas Bader Park Estate (Estate Regeneration and Infrastructure)	478	£42.23	£156.134	£138.493	£120.853	£103.212	£94.392	£85.572	£67.929
8 Allum Way (Whetstone Town Centre)	445	£43.77	£110.075	£94.642	£79.209	£63.777	£56.061	£48.301	£32.780
9 Tesco Coppetts Centre (Major Thoroughfares)	397	£31.98	£128.293	£113.676	£99.059	£84.442	£77.134	£69.825	£55.188
10 Edgware Hospital (Major Thoroughfare)	365	£29.42	£91.193	£78.573	£65.954	£53.334	£47.024	£40.694	£28.003
11 Woodside Park Station West (Existing Transport Infrastructure)	356	£14.04	£115.832	£102.731	£89.631	£76.530	£69.980	£63.429	£50.323
12 Great North Leisure Park (Major Thoroughfare)	352	£35.36	£106.902	£93.942	£80.965	£67.973	£61.478	£54.982	£41.990
13 High Barnet Station (Chipping Barnet Town Centre)	293	£15.38	£71.990	£61.895	£51.799	£41.704	£36.653	£31.577	£21.424
14 Tally Ho Triangle (key site 1) (North Finchley Town Centre)	280	£10.15	£67.346	£57.697	£48.047	£38.397	£33.549	£28.696	£18.992
15 Watchtower House & Kingdom Hall (Mill Hill Growth Area)	224	£74.93	£71.818	£63.616	£55.415	£47.214	£43.113	£39.013	£30.795
16 Finchley House (key site 3) (North Finchley Town Centre)	202	£6.36	£49.453	£42.384	£35.314	£28.245	£24.710	£21.175	£14.095
17 Army Reserve Depot (Chipping Barnet Town Centre)	192	£12.92	£49.348	£42.656	£35.940	£29.223	£25.864	£22.506	£15.788
18 McDonald's Restaurant	175	£4.92	£44.913	£38.813	£32.691	£26.568	£23.507	£20.445	£14.322
19 744-776 High Rd (North Finchley Town Centre)	175	£5.54	£44.485	£38.282	£32.079	£25.876	£22.774	£19.656	£13.418
20 Tesco Finchley (Central Finchley/ Church End Town Centre)	170	£8.71	£43.859	£37.834	£31.810	£25.785	£22.773	£19.754	£13.695
21 KFC/ Burger King Restaurant	162	£4.51	£42.341	£36.596	£30.851	£25.106	£22.234	£19.362	£13.585
22 Watling Avenue carpark & market (Burnt Oak Town Centre)	160	£15.07	£53.049	£47.000	£40.951	£34.902	£31.877	£28.852	£22.803
23 Whalebones Park	150	£22.55	£52.524	£46.608	£40.693	£34.768	£31.806	£28.844	£22.919
24 Danegrove Former Playing Field	148	£8.92	£50.188	£44.510	£38.832	£33.154	£30.315	£27.476	£21.798
25 East Finchley station carpark (East Finchley Town Centre)	135	£7.59	£35.635	£30.765	£25.894	£21.024	£18.589	£16.153	£11.283
26 Beacon Bingo (Cricklewood Growth Area)	133	£4.82	£31.883	£26.873	£21.864	£16.854	£14.350	£11.845	£6.804
27 811 High Rd & Lodge Lane carpark (North Finchley Town Centre)	133	£7.48	£36.951	£31.942	£26.933	£21.923	£19.418	£16.914	£11.904
28 309-319 Ballards Lane (North Finchley Town Centre)	130	£4.10	£33.757	£29.068	£24.379	£19.690	£17.346	£15.001	£10.312
29 Colindeep Lane (adjacent to Northern Line) (Colindale Growth Area)	128	£8.30	£43.361	£38.455	£33.549	£28.643	£26.191	£23.738	£18.832
30 Mill Hill East Station (Mill Hill Growth Area)	128	£12.71	£33.291	£28.680	£24.070	£19.459	£17.153	£14.848	£10.237
31 IBSA House (Mill Hill Growth Area)	125	£21.32	£43.213	£38.418	£33.622	£28.826	£26.428	£24.030	£19.234
32 45-69 East Barnet Rd (New Barnet town centre)	110	£6.15	£29.413	£25.398	£21.382	£17.367	£15.359	£13.350	£9.312
33 Watford Way & Bunns Lane (Major Thoroughfare)	105	£8.82	£36.148	£32.059	£27.970	£23.881	£21.836	£19.792	£15.703
34 Woodside Park Station east (Existing Transport Infrastructure)	95	£4.72	£25.642	£22.109	£18.575	£15.042	£13.275	£11.508	£7.975
35 Ravensfield House (Middlesex University and The Burroughs)	85	£3.69	£21.859	£18.699	£15.540	£12.380	£10.801	£9.221	£6.061
36 Kingmaker House (New Barnet Town Centre)	61	£2.67	£16.538	£14.247	£11.956	£9.665	£8.520	£7.370	£5.065
37 Central House (Finchley/ Church End Town Centre)	48	£1.54	£12.950	£11.146	£9.342	£7.538	£6.636	£5.730	£3.916
38 Bunns Lane Carpark (Mill Hill Town Centre)	43	£3.38	£11.434	£9.757	£8.078	£6.378	£5.520	£4.657	£2.912
39 Usher Hall (Middlesex University and The Burroughs)	39	£4.51	£14.742	£13.090	£11.437	£9.784	£8.958	£8.132	£6.479
40 Fayer's Building Yard & Church (New Barnet Town Centre)	25	£2.15	£8.303	£7.264	£6.224	£5.185	£4.665	£4.146	£3.106
41 East Finchley substation (East Finchley Town Centre)	23	£1.95	£10.760	£9.552	£8.344	£7.136	£6.532	£5.928	£4.720
42 Egerton Gardens carpark (Middlesex University and The Burroughs)	23	£0.92	£8.696	£7.721	£6.746	£5.771	£5.284	£4.796	£3.822
43 The Burroughs carpark (Middlesex University and The Burroughs)	21	£1.33	£7.875	£6.992	£6.110	£5.227	£4.785	£4.344	£3.461
44 Park House (East Finchley Town Centre)	19	£2.05	£5.981	£5.181	£4.381	£3.581	£3.180	£2.780	£1.975
45 Mill Hill Library	19	£1.74	£3.655	£2.899	£2.138	£1.366	£0.979	£0.587	£0.204
46 Osidge Lane Community Halls	16	£4.61	£4.864	£4.205	£3.545	£2.886	£2.556	£2.226	£1.559
47 PDSA and Fuller St car park	16	£3.28	£2.928	£2.240	£1.550	£0.850	£0.499	£0.149	£0.560
48 East Barnet Library	12	£1.64	£3.225	£2.730	£2.234	£1.732	£1.478	£1.223	£0.708
49 Burroughs Gardens Carpark (Middlesex University and The Burroughs)	9	£0.62	£3.353	£3.353	£3.353	£3.353	£3.353	£3.353	£3.353
50 Manor Park Road carpark	7	£0.82	£2.613	£2.613	£2.613	£2.613	£2.613	£2.613	£2.613

Site area (ha)	BLV per ha (£m)	Residual land values (£m) per hectare						
		0% AH	10% AH	20% AH	30% AH	35% AH	40% AH	50% AH
8.17	£10.25	£55.52	£48.01	£40.51	£32.99	£29.23	£25.47	£17.91
16.49	£10.25	£23.61	£20.90	£18.19	£15.46	£14.10	£12.74	£10.01
3.18	£10.25	£94.03	£81.23	£68.40	£55.58	£49.14	£42.70	£29.76
2.77	£10.25	£84.79	£73.16	£61.49	£49.81	£43.96	£38.09	£26.30
4.77	£10.25	£50.91	£45.08	£39.25	£33.42	£30.50	£27.59	£21.75
6.74	£10.25	£26.85	£23.79	£20.71	£17.63	£16.09	£14.55	£11.47
4.12	£10.25	£37.90	£33.61	£29.33	£25.05	£22.91	£20.77	£16.49
4.27	£10.25	£25.78	£22.16	£18.55	£14.94	£13.13	£11.31	£7.68
3.12	£10.25	£41.12	£36.43	£31.75	£27.06	£24.72	£22.38	£17.69
2.87	£10.25	£31.77	£27.38	£22.98	£18.58	£16.38	£14.18	£9.76
1.37	£10.25	£84.55	£74.99	£65.42	£55.86	£51.08	£46.30	£36.73
3.45	£10.25	£30.99	£27.23	£23.47	£19.70	£17.82	£15.94	£12.17
1.50	£10.25	£47.99	£41.26	£34.53	£27.80	£24.44	£21.05	£14.28
0.99	£10.25	£68.03	£58.28	£48.53	£38.78	£33.89	£28.99	£19.18
7.31	£10.25	£9.82	£8.70	£7.58	£6.46	£5.90	£5.34	£4.21
0.62	£10.25	£79.76	£68.36	£56.96	£45.56	£39.85	£34.15	£22.73
1.26	£10.25	£39.16	£33.85	£28.52	£23.19	£20.53	£17.86	£12.53
0.48	£10.25	£93.57	£80.86	£68.11	£55.35	£48.97	£42.59	£29.84
0.54	£10.25	£82.38	£70.89	£59.40	£47.92	£42.17	£36.40	£24.85
0.85	£10.25	£51.60	£44.51	£37.42	£30.34	£26.79	£23.24	£16.11
0.44	£10.25	£96.23	£83.17	£70.12	£57.06	£50.53	£44.00	£30.88
1.47	£10.25	£36.09	£31.97	£27.86	£23.74	£21.68	£19.63	£15.51
2.20	£10.25	£23.87	£21.19	£18.50	£15.80	£14.46	£13.11	£10.42
0.87	£10.25	£57.69	£51.16	£44.63	£38.11	£34.84	£31.58	£25.05
0.74	£10.25	£48.16	£41.57	£34.99	£28.41	£25.12	£21.83	£15.25
0.47	£10.25	£67.84	£57.18	£46.52	£35.86	£30.53	£25.20	£14.48
0.73	£10.25	£50.62	£43.76	£36.89	£30.03	£26.60	£23.17	£16.31
0.40	£10.25	£84.39	£72.67	£60.95	£49.23	£43.36	£37.50	£25.78
0.81	£10.25	£53.53	£47.48	£41.42	£35.36	£32.33	£29.31	£23.25
1.24	£10.25	£26.85	£23.13	£19.41	£15.69	£13.83	£11.97	£8.26
2.08	£10.25	£20.78	£18.47	£16.16	£13.86	£12.71	£11.55	£9.25
0.60	£10.25	£49.02	£42.33	£35.64	£28.94	£25.60	£22.25	£15.52
0.86	£10.25	£42.03	£37.28	£32.52	£27.77	£25.39	£23.01	£18.26
0.46	£10.25	£55.74	£48.06	£40.38	£32.70	£28.86	£25.02	£17.34
0.36	£10.25	£60.72	£51.94	£43.17	£34.39	£30.00	£25.61	£16.84
0.26	£10.25	£63.61	£54.80	£45.99	£37.17	£32.77	£28.34	£19.48
0.15	£10.25	£86.33	£74.31	£62.28	£50.26	£44.24	£38.20	£26.10
0.33	£10.25	£34.65	£29.57	£24.48	£19.33	£16.73	£14.11	£8.82
0.44	£10.25	£33.51	£29.75	£25.99	£22.24	£20.36	£18.48	£14.73
0.21	£10.25	£39.54	£34.59	£29.64	£24.69	£22.22	£19.74	£14.79
0.19	£10.25	£56.63	£50.27	£43.91	£37.56	£34.38	£31.20	£24.84
0.09	£10.25	£96.62	£85.79	£74.96	£64.13	£58.71	£53.29	£42.46
0.13	£10.25	£60.58	£53.79	£47.00	£40.21	£36.81	£33.41	£26.62
0.20	£10.25	£29.90	£25.90	£21.90	£17.90	£15.90	£13.90	£9.88
0.17	£10.25	£21.50	£17.05	£12.58	£8.04	£5.76	£3.45	£1.20
0.45	£10.25	£10.81	£9.34	£7.88	£6.41	£5.68	£4.95	£3.46
0.32	£10.25	£9.15	£7.00	£4.84	£2.66	£1.56	£0.47	£1.75
0.16	£10.25	£20.16	£17.06	£13.96	£10.83	£9.24	£7.64	£4.43
0.06	£10.25	£55.89	£55.89	£55.89	£55.89	£55.89	£55.89	£55.89
0.08	£10.25	£32.66	£32.66	£32.66	£32.66	£32.66	£32.66	£32.66

BLVs	BLV per ha
Public land	£750,000
Secondary industrial	£4,550,000
Secondary offices	£10,250,000
Undeveloped land	£1,000,000

BLVs incorporate 20% premium







