

Local Plan Viability Study, December 2023

Appendix 3:

Growth residential typologies

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone A - Zone 1 and Eastern Central Zone
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,946,449	£2,661,551	£2,651,195	£2,647,355	£2,585,225	£2,543,805

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£1,447,756	-£1,732,654	-£1,743,010	-£1,746,850	-£1,808,980	-£1,850,400

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£373,079	£88,181	£77,825	£73,985	£11,855	-£29,565

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,127,549	£842,651	£832,295	£828,455	£766,325	£724,905

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,019,404	£1,734,506	£1,724,150	£1,720,310	£1,658,180	£1,616,760

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone A - Kings Cross Lower
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No Units	4
Site Area	0.045 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£2,946,449	£2,661,851	£2,651,195	£2,647,355	£2,585,225	£2,543,805

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	-£1,447,756	-£1,732,654	-£1,743,010	-£1,746,850	-£1,806,980	-£1,850,400

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£373,079	£86,181	£77,825	£73,985	£11,895	-£29,665

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£1,127,549	£842,651	£832,295	£828,455	£766,325	£724,905

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
P/L	8%	£2,019,404	£1,734,506	£1,724,150	£1,720,310	£1,658,180	£1,616,760

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Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone A - Kings Cross Higher
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No Units	4
Site Area	0.045 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£3,337,817	£3,046,661	£3,036,306	£3,032,466	£2,970,336	£2,926,915

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	-£1,056,368	-£1,347,544	-£1,357,699	-£1,361,739	-£1,423,669	-£1,465,290

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£764,447	£473,291	£462,936	£459,096	£396,966	£355,545

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£1,518,917	£1,227,761	£1,217,406	£1,213,566	£1,151,436	£1,110,015

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£2,410,772	£2,119,616	£2,109,261	£2,105,421	£2,043,291	£2,001,870

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Local Plan Viability Testing 2023

Rasi 1 - 4 Houses

Value Area	Zone A - Lower Central Zone
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£3,729,186	£3,431,771	£3,421,417	£3,417,577	£3,355,447	£3,314,026

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£665,019	-£962,434	-£972,758	-£976,628	-£1,036,758	-£1,090,179

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,155,816	£858,401	£848,047	£844,207	£782,077	£740,656

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,910,286	£1,612,671	£1,602,517	£1,598,677	£1,536,547	£1,495,126

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,802,141	£2,504,726	£2,494,372	£2,490,532	£2,428,402	£2,386,981

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone A - Medium Central Zone
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No Units	4
Site Area	0.045 Ha

Sales value Inflation		Growth
Build cost Inflation		Inflation
Tenure		PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£4,642,381	£4,330,364	£4,320,008	£4,316,168	£4,254,039	£4,212,618

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£248,176	£63,841	£74,197	£78,037	£140,166	£181,587

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,069,011	£1,756,994	£1,746,638	£1,742,798	£1,680,669	£1,639,248

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,823,481	£2,511,464	£2,501,108	£2,497,268	£2,435,139	£2,393,718

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£3,715,336	£3,403,319	£3,392,963	£3,389,123	£3,326,994	£3,285,573

LB Camden
Local Plan Viability Testing 2023

Rasi 1 - 4 Houses

Value Area	Zone A - Higher Central Zone
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£5,164,206	£4,843,844	£4,833,489	£4,829,650	£4,767,519	£4,726,098

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£770,001	£449,639	£439,284	£435,445	£373,314	£331,893

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,590,836	£2,270,474	£2,260,119	£2,256,280	£2,194,149	£2,152,728

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£3,345,306	£3,024,944	£3,014,589	£3,010,750	£2,948,619	£2,907,198

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£4,237,161	£3,916,799	£3,906,444	£3,902,605	£3,840,474	£3,799,053

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,666,973	£2,304,377	£2,288,800	£2,285,837	£2,223,527	£2,161,217

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£262,497	-£625,093	-£640,670	-£643,833	-£705,943	-£768,253

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£951,393	£588,797	£573,220	£570,257	£507,947	£445,637

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,454,373	£1,091,777	£1,076,200	£1,073,237	£1,010,927	£948,617

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,048,943	£1,686,347	£1,670,770	£1,667,807	£1,605,497	£1,543,167

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone A - Kings Cross Lower
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No Units	6
Site Area	0.03 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£2,666,973	£2,304,377	£2,288,800	£2,285,837	£2,223,527	£2,161,217

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	-£262,497	-£625,093	-£640,670	-£643,633	-£705,943	-£768,253

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£951,393	£588,797	£573,220	£570,257	£507,947	£445,637

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£1,454,373	£1,091,777	£1,076,200	£1,073,237	£1,010,927	£948,617

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£2,048,943	£1,686,347	£1,670,770	£1,667,807	£1,605,497	£1,543,187

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone A - Kings Cross Higher
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No Units	6
Site Area	0.03 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,083,023	£2,713,775	£2,698,198	£2,695,235	£2,632,924	£2,570,614

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£153,553	-£215,695	-£231,272	-£234,235	-£296,546	-£358,856

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,367,443	£998,195	£982,618	£979,655	£917,344	£855,034

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,870,423	£1,501,175	£1,485,598	£1,482,635	£1,420,324	£1,358,014

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,464,993	£2,095,745	£2,080,168	£2,077,205	£2,014,894	£1,952,584

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats	
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Value Area	Zone A - Lower Central Zone
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£3,499,073	£3,123,173	£3,107,595	£3,104,632	£3,042,322	£2,960,012

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£569,603	£193,703	£178,125	£175,162	£112,852	£50,542

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,783,493	£1,407,593	£1,392,015	£1,389,052	£1,326,742	£1,264,432

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,286,473	£1,910,573	£1,894,995	£1,892,032	£1,829,722	£1,767,412

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,881,043	£2,505,143	£2,489,565	£2,486,602	£2,424,292	£2,361,982

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone A - Medium Central Zone
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No Units	6
Site Area	0.03 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£4,469,857	£4,078,434	£4,062,855	£4,059,893	£3,997,583	£3,935,273

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,540,387	£1,148,964	£1,133,385	£1,130,423	£1,068,113	£1,005,803

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,754,277	£2,362,854	£2,347,275	£2,344,313	£2,282,003	£2,219,693

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,257,257	£2,865,834	£2,850,255	£2,847,293	£2,784,983	£2,722,673

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,851,827	£3,460,404	£3,444,825	£3,441,863	£3,379,553	£3,317,243

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats	
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Value Area	Zone A - Higher Central Zone
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£5,024,591	£4,624,297	£4,608,720	£4,605,757	£4,543,446	£4,481,136

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,095,121	£1,694,627	£1,679,250	£1,676,287	£1,613,976	£1,551,666

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£3,309,011	£2,908,717	£2,893,140	£2,890,177	£2,827,866	£2,765,556

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£3,811,991	£3,411,697	£3,396,120	£3,393,157	£3,330,846	£3,268,536

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£4,406,561	£4,006,267	£3,990,690	£3,987,727	£3,925,416	£3,863,106

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£3,952,633	£3,286,521	£3,263,155	£3,258,708	£3,165,243	£3,071,777

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£1,511,408	£845,296	£821,930	£817,483	£724,018	£630,552

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£2,522,983	£1,856,871	£1,833,505	£1,829,058	£1,735,593	£1,642,127

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£2,942,133	£2,276,021	£2,252,655	£2,248,208	£2,154,743	£2,061,277

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£3,437,608	£2,771,496	£2,748,130	£2,743,683	£2,650,218	£2,556,752

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone A - Kings Cross Lower
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No Units	9
Site Area	0.025 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£3,952,633	£3,286,521	£3,263,155	£3,258,708	£3,165,243	£3,071,777

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,511,408	£845,296	£821,930	£817,483	£724,018	£630,552

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,522,983	£1,856,671	£1,833,505	£1,829,058	£1,735,593	£1,642,127

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,942,133	£2,276,021	£2,252,655	£2,248,208	£2,154,743	£2,061,277

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£3,437,608	£2,771,496	£2,748,130	£2,743,683	£2,650,218	£2,556,752

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone A - Kings Cross Higher
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No Units	9
Site Area	0.025 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£4,576,708	£3,900,617	£3,877,250	£3,872,804	£3,779,339	£3,885,874

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,135,483	£1,459,392	£1,436,025	£1,431,579	£1,338,114	£1,244,649

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£3,147,058	£2,470,967	£2,447,600	£2,443,154	£2,349,689	£2,256,224

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£3,566,208	£2,890,117	£2,866,750	£2,862,304	£2,768,839	£2,675,374

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£4,081,683	£3,385,592	£3,362,225	£3,357,779	£3,264,314	£3,170,849

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats	
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Value Area	Zone A - Lower Central Zone
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£5,200,784	£4,514,713	£4,491,347	£4,486,901	£4,393,435	£4,299,970

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£2,759,559	£2,073,488	£2,050,122	£2,045,676	£1,952,210	£1,858,745

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£3,771,134	£3,085,063	£3,061,697	£3,057,251	£2,963,785	£2,870,320

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£4,190,284	£3,504,213	£3,480,847	£3,476,401	£3,382,935	£3,289,470

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£4,685,759	£3,999,688	£3,976,322	£3,971,876	£3,878,410	£3,784,945

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone A - Medium Central Zone
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No Units	9
Site Area	0.025 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£6,656,960	£5,947,605	£5,924,238	£5,919,792	£5,826,326	£5,732,862

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£4,215,735	£3,506,380	£3,483,013	£3,478,567	£3,385,101	£3,291,637

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£5,227,310	£4,517,955	£4,494,588	£4,490,142	£4,396,676	£4,303,212

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£5,646,460	£4,937,105	£4,913,738	£4,909,292	£4,815,826	£4,722,362

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£6,141,935	£5,432,580	£5,409,213	£5,404,767	£5,311,301	£5,217,837

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats	
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Value Area	Zone A - Higher Central Zone
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£7,489,060	£6,766,399	£6,743,033	£6,738,586	£6,645,122	£6,551,656

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£5,047,835	£4,325,174	£4,301,808	£4,297,361	£4,203,897	£4,110,431

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£6,059,410	£5,336,749	£5,313,383	£5,308,936	£5,215,472	£5,122,006

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£6,478,560	£5,755,899	£5,732,533	£5,728,086	£5,634,622	£5,541,156

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£6,974,035	£6,251,374	£6,228,008	£6,223,561	£6,130,097	£6,036,631

LB Camden
Local Plan Viability Testing 2023

Resi 4- 10 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
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No Units	10
Site Area	0.02 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,352,079	£4,018,571	£3,990,484	£3,985,467	£3,873,118	£3,760,770
60% LAR : 40% CIR	8%	£3,899,579	£3,589,705	£3,561,783	£3,556,796	£3,445,108	£3,333,420
60% LAR : 40% CIR	12%	£3,672,453	£3,374,409	£3,346,581	£3,341,588	£3,230,198	£3,118,808
60% LAR : 40% CIR	14%	£3,558,671	£3,266,547	£3,238,735	£3,233,768	£3,122,519	£3,011,270
60% LAR : 40% CIR	18%	£3,330,678	£3,050,399	£3,022,653	£3,017,698	£2,906,714	£2,795,731
60% LAR : 40% CIR	20%	£3,215,467	£2,942,113	£2,914,398	£2,909,449	£2,798,590	£2,687,731
60% LAR : 40% CIR	24%	£2,987,816	£2,725,121	£2,697,465	£2,692,526	£2,581,900	£2,471,276
60% LAR : 40% CIR	26%	£2,872,979	£2,616,417	£2,588,788	£2,583,853	£2,473,336	£2,362,820
60% LAR : 40% CIR	30%	£2,643,281	£2,398,591	£2,371,013	£2,366,086	£2,255,773	£2,145,459
60% LAR : 40% CIR	35%	£2,355,373	£2,125,535	£2,098,012	£2,093,096	£1,983,006	£1,872,916
60% LAR : 40% CIR	50%	£1,486,485	£1,301,288	£1,273,886	£1,268,989	£1,159,378	£1,049,768

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,576,642	£2,243,135	£2,215,047	£2,210,031	£2,097,682	£1,985,333
60% LAR : 40% CIR	8%	£2,124,143	£1,814,268	£1,786,346	£1,781,359	£1,669,672	£1,557,984
60% LAR : 40% CIR	12%	£1,897,016	£1,598,972	£1,571,125	£1,566,152	£1,454,761	£1,343,371
60% LAR : 40% CIR	14%	£1,783,235	£1,491,111	£1,463,298	£1,458,332	£1,347,083	£1,235,834
60% LAR : 40% CIR	18%	£1,555,242	£1,274,963	£1,247,217	£1,242,262	£1,131,277	£1,020,294
60% LAR : 40% CIR	20%	£1,441,030	£1,168,677	£1,138,962	£1,134,013	£1,023,153	£912,294
60% LAR : 40% CIR	24%	£1,212,180	£949,685	£927,029	£922,080	£806,464	£698,339
60% LAR : 40% CIR	26%	£1,097,543	£840,980	£813,352	£808,416	£697,900	£587,384
60% LAR : 40% CIR	30%	£867,845	£623,155	£595,576	£590,650	£480,336	£370,022
60% LAR : 40% CIR	35%	£579,936	£350,099	£322,576	£317,650	£207,569	£97,470
60% LAR : 40% CIR	50%	£288,951	£474,148	£501,559	£506,447	£616,058	£725,868

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,312,333	£2,978,828	£2,950,738	£2,945,722	£2,833,373	£2,721,024
60% LAR : 40% CIR	8%	£2,859,833	£2,549,959	£2,522,037	£2,517,050	£2,405,363	£2,293,675
60% LAR : 40% CIR	12%	£2,632,707	£2,334,663	£2,306,816	£2,301,843	£2,190,452	£2,079,062
60% LAR : 40% CIR	14%	£2,518,926	£2,226,802	£2,198,889	£2,194,023	£2,082,774	£1,971,524
60% LAR : 40% CIR	18%	£2,290,933	£2,010,654	£1,982,908	£1,977,952	£1,866,958	£1,755,965
60% LAR : 40% CIR	20%	£2,176,721	£1,902,367	£1,874,653	£1,869,703	£1,758,844	£1,647,985
60% LAR : 40% CIR	24%	£1,947,871	£1,685,376	£1,657,720	£1,652,780	£1,542,155	£1,431,530
60% LAR : 40% CIR	26%	£1,833,234	£1,576,671	£1,549,042	£1,544,107	£1,433,591	£1,323,075
60% LAR : 40% CIR	30%	£1,603,536	£1,358,846	£1,331,267	£1,326,341	£1,216,027	£1,105,713
60% LAR : 40% CIR	35%	£1,315,627	£1,085,790	£1,058,267	£1,053,351	£943,260	£833,170
60% LAR : 40% CIR	50%	£446,740	£261,543	£234,141	£229,243	£119,633	£10,022

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,617,170	£3,283,662	£3,255,875	£3,250,858	£3,138,208	£3,025,861
60% LAR : 40% CIR	8%	£3,164,670	£2,854,796	£2,826,873	£2,821,887	£2,710,199	£2,598,511
60% LAR : 40% CIR	12%	£2,937,544	£2,639,500	£2,611,652	£2,606,679	£2,495,289	£2,383,899
60% LAR : 40% CIR	14%	£2,823,762	£2,531,638	£2,503,826	£2,498,859	£2,387,610	£2,276,361
60% LAR : 40% CIR	18%	£2,595,769	£2,315,490	£2,287,744	£2,282,789	£2,171,805	£2,060,822
60% LAR : 40% CIR	20%	£2,481,558	£2,207,204	£2,179,489	£2,174,540	£2,063,681	£1,952,622
60% LAR : 40% CIR	24%	£2,252,707	£1,990,212	£1,962,556	£1,957,617	£1,846,991	£1,736,366
60% LAR : 40% CIR	26%	£2,138,070	£1,881,508	£1,853,879	£1,848,944	£1,738,427	£1,627,911
60% LAR : 40% CIR	30%	£1,908,372	£1,663,682	£1,636,104	£1,631,177	£1,520,864	£1,410,549
60% LAR : 40% CIR	35%	£1,620,464	£1,390,626	£1,363,103	£1,358,187	£1,248,097	£1,138,007
60% LAR : 40% CIR	50%	£751,576	£566,379	£538,977	£534,080	£424,469	£314,858

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,977,515	£3,644,007	£3,615,920	£3,610,903	£3,498,555	£3,386,206
60% LAR : 40% CIR	8%	£3,525,015	£3,215,141	£3,187,219	£3,182,232	£3,070,544	£2,958,857
60% LAR : 40% CIR	12%	£3,297,889	£2,999,845	£2,971,998	£2,967,024	£2,855,634	£2,744,244
60% LAR : 40% CIR	14%	£3,184,108	£2,891,984	£2,864,171	£2,859,204	£2,747,955	£2,636,706
60% LAR : 40% CIR	18%	£2,956,115	£2,675,836	£2,648,089	£2,643,134	£2,532,150	£2,421,167
60% LAR : 40% CIR	20%	£2,841,903	£2,567,549	£2,539,834	£2,534,885	£2,424,026	£2,313,167
60% LAR : 40% CIR	24%	£2,613,052	£2,350,557	£2,322,901	£2,317,962	£2,207,337	£2,096,712
60% LAR : 40% CIR	26%	£2,498,416	£2,241,853	£2,214,224	£2,209,289	£2,098,773	£1,988,257
60% LAR : 40% CIR	30%	£2,269,718	£2,024,028	£1,996,449	£1,991,522	£1,881,209	£1,770,895
60% LAR : 40% CIR	35%	£1,980,809	£1,750,971	£1,723,449	£1,718,532	£1,608,442	£1,498,352
60% LAR : 40% CIR	50%	£1,111,922	£926,725	£899,323	£894,425	£784,815	£675,204

LB Camden
Local Plan Viability Testing 2023

Resi 4- 10 Flats

Value Area	Zone A - Kings Cross Lower
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No Units	10
Site Area	0.02 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£4,352,079	£4,018,571	£3,990,484	£3,985,467	£3,873,118	£3,760,770
60% LAR : 40% CIR	12%	£3,899,579	£3,589,705	£3,561,783	£3,556,796	£3,445,108	£3,333,420
60% LAR : 40% CIR	14%	£3,672,453	£3,374,409	£3,346,561	£3,341,588	£3,230,198	£3,118,868
60% LAR : 40% CIR	18%	£3,556,671	£3,266,547	£3,238,735	£3,233,768	£3,122,519	£3,011,270
60% LAR : 40% CIR	20%	£3,330,678	£3,050,399	£3,022,653	£3,017,698	£2,906,714	£2,795,731
60% LAR : 40% CIR	24%	£3,216,467	£2,942,113	£2,914,398	£2,909,449	£2,798,590	£2,687,731
60% LAR : 40% CIR	26%	£2,987,616	£2,725,121	£2,697,465	£2,692,526	£2,581,900	£2,471,275
60% LAR : 40% CIR	30%	£2,872,979	£2,616,417	£2,588,788	£2,583,853	£2,473,336	£2,362,820
60% LAR : 40% CIR	35%	£2,643,281	£2,398,591	£2,371,013	£2,366,086	£2,255,773	£2,145,459
60% LAR : 40% CIR	50%	£2,355,373	£2,125,535	£2,098,012	£2,093,096	£1,983,006	£1,872,916
60% LAR : 40% CIR	50%	£1,486,485	£1,301,288	£1,273,886	£1,268,989	£1,159,378	£1,049,768

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,576,642	£2,243,135	£2,215,047	£2,210,031	£2,097,682	£1,985,333
60% LAR : 40% CIR	8%	£2,124,143	£1,814,268	£1,796,346	£1,791,359	£1,689,572	£1,587,984
60% LAR : 40% CIR	12%	£1,897,016	£1,598,972	£1,571,125	£1,566,152	£1,464,365	£1,362,577
60% LAR : 40% CIR	14%	£1,783,235	£1,491,111	£1,463,298	£1,458,332	£1,347,083	£1,235,834
60% LAR : 40% CIR	18%	£1,555,242	£1,274,963	£1,247,217	£1,242,262	£1,131,277	£1,020,294
60% LAR : 40% CIR	20%	£1,441,030	£1,166,677	£1,138,962	£1,134,013	£1,023,153	£912,294
60% LAR : 40% CIR	24%	£1,212,180	£949,685	£922,029	£917,089	£806,464	£695,839
60% LAR : 40% CIR	26%	£1,097,543	£840,580	£813,352	£808,416	£697,900	£587,384
60% LAR : 40% CIR	30%	£867,845	£623,155	£595,576	£590,650	£480,336	£370,022
60% LAR : 40% CIR	35%	£579,936	£350,099	£322,576	£317,660	£207,569	£97,479
60% LAR : 40% CIR	50%	£288,951	£474,148	£501,950	£506,447	£616,058	£725,669

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,312,333	£2,978,826	£2,950,738	£2,945,722	£2,833,373	£2,721,024
60% LAR : 40% CIR	8%	£2,859,833	£2,549,959	£2,522,037	£2,517,050	£2,405,363	£2,293,675
60% LAR : 40% CIR	12%	£2,632,707	£2,334,663	£2,306,816	£2,301,843	£2,190,452	£2,079,062
60% LAR : 40% CIR	14%	£2,518,926	£2,226,802	£2,198,989	£2,194,023	£2,082,774	£1,971,524
60% LAR : 40% CIR	18%	£2,290,933	£2,010,654	£1,982,908	£1,977,952	£1,866,968	£1,755,985
60% LAR : 40% CIR	20%	£2,176,721	£1,902,367	£1,874,653	£1,869,708	£1,758,844	£1,647,985
60% LAR : 40% CIR	24%	£1,947,975	£1,685,376	£1,657,720	£1,652,780	£1,542,155	£1,431,530
60% LAR : 40% CIR	26%	£1,833,234	£1,576,671	£1,549,042	£1,544,107	£1,433,591	£1,323,075
60% LAR : 40% CIR	30%	£1,603,536	£1,358,846	£1,331,267	£1,326,341	£1,216,027	£1,105,713
60% LAR : 40% CIR	35%	£1,315,627	£1,085,790	£1,058,267	£1,053,351	£943,260	£833,170
60% LAR : 40% CIR	50%	£446,740	£261,543	£234,141	£229,243	£119,633	£10,022

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,617,170	£3,283,862	£3,255,575	£3,250,558	£3,138,209	£3,025,861
60% LAR : 40% CIR	8%	£3,164,670	£2,854,796	£2,826,873	£2,821,887	£2,710,199	£2,598,511
60% LAR : 40% CIR	12%	£2,937,544	£2,639,500	£2,611,652	£2,606,679	£2,495,289	£2,383,899
60% LAR : 40% CIR	14%	£2,823,762	£2,531,638	£2,503,826	£2,498,859	£2,387,610	£2,276,361
60% LAR : 40% CIR	18%	£2,595,769	£2,315,490	£2,287,744	£2,282,789	£2,171,905	£2,060,822
60% LAR : 40% CIR	20%	£2,481,558	£2,207,294	£2,179,489	£2,174,540	£2,063,981	£1,952,897
60% LAR : 40% CIR	24%	£2,252,707	£1,990,212	£1,962,556	£1,957,617	£1,846,991	£1,736,366
60% LAR : 40% CIR	26%	£2,138,070	£1,881,508	£1,853,879	£1,848,944	£1,738,427	£1,627,911
60% LAR : 40% CIR	30%	£1,908,372	£1,663,682	£1,636,104	£1,631,177	£1,520,964	£1,410,549
60% LAR : 40% CIR	35%	£1,620,464	£1,390,626	£1,363,103	£1,358,167	£1,248,097	£1,138,027
60% LAR : 40% CIR	50%	£751,576	£566,379	£538,977	£534,080	£424,469	£314,858

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,977,515	£3,644,007	£3,615,920	£3,610,903	£3,498,555	£3,386,206
60% LAR : 40% CIR	8%	£3,525,015	£3,215,141	£3,187,219	£3,182,232	£3,070,544	£2,958,857
60% LAR : 40% CIR	12%	£3,297,889	£2,999,845	£2,971,998	£2,967,024	£2,855,634	£2,744,244
60% LAR : 40% CIR	14%	£3,184,108	£2,891,884	£2,864,171	£2,859,204	£2,747,955	£2,636,706
60% LAR : 40% CIR	18%	£2,956,115	£2,675,836	£2,648,089	£2,643,134	£2,532,150	£2,421,167
60% LAR : 40% CIR	20%	£2,841,903	£2,567,540	£2,539,834	£2,534,885	£2,424,026	£2,313,167
60% LAR : 40% CIR	24%	£2,613,052	£2,350,557	£2,322,901	£2,317,962	£2,207,337	£2,096,712
60% LAR : 40% CIR	26%	£2,498,416	£2,241,853	£2,214,224	£2,209,289	£2,098,773	£1,988,257
60% LAR : 40% CIR	30%	£2,269,718	£2,024,028	£1,996,449	£1,991,522	£1,881,209	£1,770,895
60% LAR : 40% CIR	35%	£1,980,809	£1,750,971	£1,723,449	£1,718,532	£1,608,442	£1,498,352
60% LAR : 40% CIR	50%	£1,111,922	£926,725	£899,323	£894,425	£784,815	£675,204

LB Camden
Local Plan Viability Testing 2023

Resi 4- 10 Flats	
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Value Area	Zone A - Kings Cross Higher
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No Units	10
Site Area	0.02 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,045,496	£4,700,900	£4,672,812	£4,667,796	£4,555,447	£4,443,099
60% LAR : 40% CIR	8%	£4,837,523	£4,217,448	£4,180,325	£4,184,339	£4,072,851	£3,961,163
60% LAR : 40% CIR	12%	£4,282,659	£3,974,859	£3,947,012	£3,942,038	£3,830,648	£3,719,258
60% LAR : 40% CIR	14%	£4,155,011	£3,853,350	£3,825,538	£3,820,571	£3,709,322	£3,598,073
60% LAR : 40% CIR	18%	£3,899,280	£3,609,909	£3,582,163	£3,577,207	£3,466,224	£3,355,240
60% LAR : 40% CIR	20%	£3,771,200	£3,487,976	£3,460,262	£3,455,312	£3,344,453	£3,233,595
60% LAR : 40% CIR	24%	£3,514,613	£3,243,692	£3,216,036	£3,211,096	£3,100,470	£2,989,846
60% LAR : 40% CIR	26%	£3,386,107	£3,121,340	£3,093,711	£3,088,776	£2,978,260	£2,867,744
60% LAR : 40% CIR	30%	£3,126,673	£2,876,221	£2,848,643	£2,843,717	£2,733,403	£2,623,090
60% LAR : 40% CIR	35%	£2,806,094	£2,569,049	£2,541,527	£2,536,609	£2,426,520	£2,316,430
60% LAR : 40% CIR	50%	£1,833,194	£1,642,453	£1,615,051	£1,610,153	£1,500,543	£1,390,933

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,270,060	£2,925,464	£2,897,376	£2,892,360	£2,780,011	£2,667,662
60% LAR : 40% CIR	8%	£2,762,086	£2,442,011	£2,414,089	£2,409,102	£2,297,415	£2,185,727
60% LAR : 40% CIR	12%	£2,507,223	£2,199,423	£2,171,575	£2,166,602	£2,055,212	£1,943,822
60% LAR : 40% CIR	14%	£2,379,574	£2,077,914	£2,050,102	£2,045,135	£1,933,886	£1,822,637
60% LAR : 40% CIR	18%	£2,123,844	£1,834,473	£1,806,726	£1,801,771	£1,690,788	£1,579,804
60% LAR : 40% CIR	20%	£1,995,764	£1,712,540	£1,684,826	£1,679,876	£1,569,017	£1,458,159
60% LAR : 40% CIR	24%	£1,739,177	£1,468,255	£1,440,599	£1,435,659	£1,325,034	£1,214,410
60% LAR : 40% CIR	26%	£1,610,671	£1,345,904	£1,318,275	£1,313,340	£1,202,624	£1,092,307
60% LAR : 40% CIR	30%	£1,353,237	£1,100,785	£1,073,206	£1,068,281	£957,966	£847,653
60% LAR : 40% CIR	35%	£1,030,658	£793,613	£766,090	£761,173	£651,084	£540,994
60% LAR : 40% CIR	50%	£57,758	£-132,894	£-160,386	£-165,283	£-274,894	£-384,903

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,005,751	£3,661,154	£3,633,067	£3,628,050	£3,515,702	£3,403,353
60% LAR : 40% CIR	8%	£3,497,777	£3,177,022	£3,149,780	£3,144,793	£3,033,105	£2,921,418
60% LAR : 40% CIR	12%	£3,242,914	£2,935,114	£2,907,266	£2,902,293	£2,790,903	£2,679,512
60% LAR : 40% CIR	14%	£3,115,265	£2,813,605	£2,785,792	£2,780,826	£2,669,577	£2,558,227
60% LAR : 40% CIR	18%	£2,859,535	£2,570,163	£2,542,417	£2,537,462	£2,426,479	£2,315,495
60% LAR : 40% CIR	20%	£2,731,455	£2,448,231	£2,420,517	£2,415,567	£2,304,708	£2,193,849
60% LAR : 40% CIR	24%	£2,474,868	£2,203,946	£2,176,290	£2,171,350	£2,060,725	£1,950,101
60% LAR : 40% CIR	26%	£2,346,362	£2,081,595	£2,053,966	£2,049,031	£1,938,515	£1,827,998
60% LAR : 40% CIR	30%	£2,088,828	£1,836,476	£1,808,897	£1,803,972	£1,693,657	£1,583,344
60% LAR : 40% CIR	35%	£1,766,349	£1,529,304	£1,501,781	£1,496,864	£1,386,775	£1,276,685
60% LAR : 40% CIR	50%	£783,449	£602,707	£575,305	£570,408	£460,797	£351,188

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,310,587	£3,965,991	£3,937,903	£3,932,887	£3,820,538	£3,708,189
60% LAR : 40% CIR	8%	£3,802,614	£3,482,538	£3,454,616	£3,449,630	£3,337,942	£3,226,254
60% LAR : 40% CIR	12%	£3,547,750	£3,239,950	£3,212,103	£3,207,129	£3,095,739	£2,984,349
60% LAR : 40% CIR	14%	£3,420,102	£3,118,441	£3,090,629	£3,085,662	£2,974,413	£2,863,164
60% LAR : 40% CIR	18%	£3,164,371	£2,875,000	£2,847,254	£2,842,298	£2,731,315	£2,620,331
60% LAR : 40% CIR	20%	£3,036,291	£2,753,067	£2,725,363	£2,720,403	£2,609,544	£2,498,686
60% LAR : 40% CIR	24%	£2,779,704	£2,508,783	£2,481,127	£2,476,186	£2,365,561	£2,254,937
60% LAR : 40% CIR	26%	£2,651,198	£2,386,431	£2,358,802	£2,353,867	£2,243,351	£2,132,835
60% LAR : 40% CIR	30%	£2,393,764	£2,141,312	£2,113,734	£2,108,808	£1,998,494	£1,888,180
60% LAR : 40% CIR	35%	£2,071,185	£1,834,140	£1,806,618	£1,801,700	£1,691,611	£1,581,521
60% LAR : 40% CIR	50%	£1,098,285	£907,544	£880,142	£875,244	£765,634	£656,024

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,670,933	£4,326,336	£4,298,249	£4,293,232	£4,180,884	£4,068,535
60% LAR : 40% CIR	8%	£4,162,959	£3,842,884	£3,814,962	£3,809,975	£3,698,287	£3,586,600
60% LAR : 40% CIR	12%	£3,908,096	£3,600,295	£3,572,448	£3,567,475	£3,456,084	£3,344,694
60% LAR : 40% CIR	14%	£3,780,447	£3,478,787	£3,450,974	£3,446,007	£3,334,758	£3,223,509
60% LAR : 40% CIR	18%	£3,524,717	£3,235,345	£3,207,599	£3,202,644	£3,091,651	£2,980,677
60% LAR : 40% CIR	20%	£3,396,637	£3,113,413	£3,085,699	£3,080,749	£2,969,889	£2,859,031
60% LAR : 40% CIR	24%	£3,140,050	£2,869,128	£2,841,472	£2,836,532	£2,725,907	£2,615,282
60% LAR : 40% CIR	26%	£3,011,544	£2,746,777	£2,719,148	£2,714,213	£2,603,696	£2,493,180
60% LAR : 40% CIR	30%	£2,754,110	£2,501,658	£2,474,079	£2,469,153	£2,358,639	£2,248,526
60% LAR : 40% CIR	35%	£2,431,530	£2,194,486	£2,166,963	£2,162,046	£2,051,527	£1,941,866
60% LAR : 40% CIR	50%	£1,458,631	£1,267,889	£1,240,487	£1,235,590	£1,125,979	£1,016,369

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats	
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Value Area	Zone A - Lower Central Zone
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No Units	10
Site Area	0.02 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£5,738,913	£5,383,229	£5,355,141	£5,350,126	£5,237,777	£5,125,428
60% LAR : 40% CIR	8%	£3,175,467	£4,845,190	£4,817,288	£4,812,281	£4,700,594	£4,588,936
60% LAR : 40% CIR	12%	£4,892,867	£4,575,308	£4,547,461	£4,542,488	£4,431,097	£4,319,707
60% LAR : 40% CIR	14%	£4,751,349	£4,440,153	£4,412,342	£4,407,374	£4,296,125	£4,184,876
60% LAR : 40% CIR	18%	£4,467,882	£4,169,418	£4,141,673	£4,136,717	£4,025,734	£3,914,750
60% LAR : 40% CIR	20%	£4,325,934	£4,033,839	£4,006,126	£4,001,175	£3,890,316	£3,779,458
60% LAR : 40% CIR	24%	£4,041,611	£3,762,292	£3,734,606	£3,729,665	£3,619,041	£3,508,416
60% LAR : 40% CIR	26%	£3,899,236	£3,626,264	£3,598,635	£3,593,700	£3,483,184	£3,372,668
60% LAR : 40% CIR	30%	£3,614,065	£3,353,851	£3,326,274	£3,321,347	£3,211,034	£3,100,720
60% LAR : 40% CIR	35%	£3,256,814	£3,012,563	£2,985,040	£2,980,124	£2,870,034	£2,759,944
60% LAR : 40% CIR	50%	£2,179,902	£1,983,618	£1,956,215	£1,951,318	£1,841,707	£1,732,097

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,963,477	£3,607,792	£3,579,705	£3,574,689	£3,462,341	£3,349,992
60% LAR : 40% CIR	8%	£3,400,030	£3,069,754	£3,041,832	£3,036,845	£2,925,157	£2,813,470
60% LAR : 40% CIR	12%	£3,117,430	£2,799,972	£2,772,051	£2,767,051	£2,655,861	£2,544,271
60% LAR : 40% CIR	14%	£2,975,913	£2,664,717	£2,636,906	£2,631,938	£2,520,689	£2,409,440
60% LAR : 40% CIR	18%	£2,692,446	£2,383,982	£2,366,237	£2,361,281	£2,250,298	£2,139,313
60% LAR : 40% CIR	20%	£2,590,498	£2,258,403	£2,230,689	£2,225,739	£2,114,880	£2,004,022
60% LAR : 40% CIR	24%	£2,286,174	£1,986,925	£1,969,389	£1,964,439	£1,843,806	£1,733,979
60% LAR : 40% CIR	26%	£2,123,759	£1,850,827	£1,823,199	£1,818,263	£1,707,747	£1,597,232
60% LAR : 40% CIR	30%	£1,838,629	£1,578,415	£1,550,837	£1,545,911	£1,435,597	£1,325,283
60% LAR : 40% CIR	35%	£1,481,378	£1,237,126	£1,209,604	£1,204,687	£1,094,597	£984,508
60% LAR : 40% CIR	50%	£404,466	£208,182	£180,779	£175,861	£66,271	£43,339

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,699,168	£4,343,483	£4,315,396	£4,310,380	£4,198,032	£4,085,683
60% LAR : 40% CIR	8%	£4,135,721	£3,805,445	£3,777,523	£3,772,536	£3,660,948	£3,549,161
60% LAR : 40% CIR	12%	£3,853,121	£3,535,563	£3,507,716	£3,502,742	£3,391,352	£3,279,962
60% LAR : 40% CIR	14%	£3,711,604	£3,400,408	£3,372,596	£3,367,629	£3,256,380	£3,145,131
60% LAR : 40% CIR	18%	£3,428,137	£3,129,673	£3,101,928	£3,096,972	£2,985,989	£2,875,004
60% LAR : 40% CIR	20%	£3,286,189	£2,994,094	£2,966,389	£2,961,430	£2,850,571	£2,739,713
60% LAR : 40% CIR	24%	£3,001,885	£2,722,516	£2,694,860	£2,689,920	£2,579,296	£2,468,670
60% LAR : 40% CIR	26%	£2,859,490	£2,586,518	£2,558,890	£2,553,954	£2,443,438	£2,332,923
60% LAR : 40% CIR	30%	£2,574,320	£2,314,106	£2,286,528	£2,281,602	£2,171,288	£2,060,974
60% LAR : 40% CIR	35%	£2,217,069	£1,972,817	£1,945,295	£1,940,378	£1,830,288	£1,720,199
60% LAR : 40% CIR	50%	£1,140,157	£943,873	£916,470	£911,572	£801,962	£692,352

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,004,004	£4,648,320	£4,620,232	£4,615,217	£4,502,868	£4,390,519
60% LAR : 40% CIR	8%	£4,440,558	£4,110,281	£4,082,359	£4,077,372	£3,965,685	£3,853,997
60% LAR : 40% CIR	12%	£4,157,958	£3,840,399	£3,812,552	£3,807,579	£3,696,188	£3,584,798
60% LAR : 40% CIR	14%	£4,016,440	£3,705,244	£3,677,433	£3,672,465	£3,561,216	£3,449,967
60% LAR : 40% CIR	18%	£3,732,973	£3,434,509	£3,406,764	£3,401,808	£3,290,825	£3,179,841
60% LAR : 40% CIR	20%	£3,691,025	£3,398,930	£3,371,217	£3,366,266	£3,255,407	£3,144,549
60% LAR : 40% CIR	24%	£3,306,702	£3,027,353	£2,999,696	£2,994,756	£2,884,132	£2,773,507
60% LAR : 40% CIR	26%	£3,164,326	£2,891,355	£2,863,726	£2,858,791	£2,748,274	£2,637,759
60% LAR : 40% CIR	30%	£2,879,156	£2,619,942	£2,591,365	£2,586,438	£2,476,125	£2,365,810
60% LAR : 40% CIR	35%	£2,521,905	£2,277,654	£2,250,131	£2,245,215	£2,135,124	£2,025,035
60% LAR : 40% CIR	50%	£1,444,993	£1,248,709	£1,221,306	£1,216,409	£1,106,798	£997,188

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,364,349	£5,008,685	£4,980,578	£4,975,562	£4,863,213	£4,750,865
60% LAR : 40% CIR	8%	£4,800,903	£4,470,627	£4,442,705	£4,437,718	£4,326,030	£4,214,342
60% LAR : 40% CIR	12%	£4,518,303	£4,200,745	£4,172,897	£4,167,924	£4,056,534	£3,945,144
60% LAR : 40% CIR	14%	£4,376,785	£4,065,590	£4,037,778	£4,032,811	£3,921,861	£3,810,312
60% LAR : 40% CIR	18%	£4,093,319	£3,794,655	£3,767,109	£3,762,153	£3,651,170	£3,540,186
60% LAR : 40% CIR	20%	£3,951,971	£3,659,276	£3,631,562	£3,626,612	£3,515,753	£3,404,895
60% LAR : 40% CIR	24%	£3,667,047	£3,387,698	£3,360,042	£3,355,102	£3,244,477	£3,133,852
60% LAR : 40% CIR	26%	£3,524,672	£3,251,700	£3,224,071	£3,219,136	£3,108,620	£2,998,105
60% LAR : 40% CIR	30%	£3,239,501	£2,979,288	£2,951,710	£2,946,783	£2,836,470	£2,726,156
60% LAR : 40% CIR	35%	£2,882,251	£2,637,999	£2,610,477	£2,605,560	£2,495,470	£2,385,381
60% LAR : 40% CIR	50%	£1,805,338	£1,609,055	£1,581,652	£1,576,754	£1,467,143	£1,357,534

LB Camden
Local Plan Viability Testing 2023

Resi 4- 10 Flats

Value Area	Zone A - Medium Central Zone
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No Units	10
Site Area	0.02 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,356,886	£5,975,330	£6,947,244	£6,942,227	£6,829,878	£6,717,530
60% LAR : 40% CIR	8%	£6,664,002	£5,309,924	£6,282,002	£6,277,015	£6,165,327	£6,053,639
60% LAR : 40% CIR	12%	£6,316,683	£5,076,358	£5,948,511	£5,943,536	£5,832,147	£5,720,757
60% LAR : 40% CIR	14%	£6,142,806	£5,809,361	£5,781,548	£5,776,582	£5,665,333	£5,554,082
60% LAR : 40% CIR	18%	£5,794,621	£5,474,942	£5,447,196	£5,442,241	£5,331,257	£5,220,274
60% LAR : 40% CIR	20%	£5,620,312	£5,307,521	£5,279,806	£5,274,856	£5,163,998	£5,053,139
60% LAR : 40% CIR	24%	£5,271,270	£4,972,259	£4,944,603	£4,939,662	£4,829,038	£4,718,413
60% LAR : 40% CIR	26%	£5,096,536	£4,804,419	£4,776,790	£4,771,855	£4,661,338	£4,550,823
60% LAR : 40% CIR	30%	£4,746,646	£4,468,323	£4,440,744	£4,435,818	£4,325,504	£4,215,191
60% LAR : 40% CIR	35%	£4,308,497	£4,047,429	£4,019,906	£4,014,990	£3,904,900	£3,794,809
60% LAR : 40% CIR	50%	£2,988,889	£2,779,669	£2,752,266	£2,747,368	£2,637,759	£2,528,148

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,581,449	£5,199,894	£5,171,807	£5,166,791	£5,054,442	£4,942,093
60% LAR : 40% CIR	8%	£4,888,965	£4,534,487	£4,506,566	£4,501,578	£4,389,891	£4,278,203
60% LAR : 40% CIR	12%	£4,544,246	£4,200,922	£4,173,074	£4,168,100	£4,056,111	£3,945,321
60% LAR : 40% CIR	14%	£4,367,369	£4,033,925	£4,006,112	£4,001,145	£3,889,896	£3,778,646
60% LAR : 40% CIR	18%	£4,019,184	£3,699,506	£3,671,760	£3,666,805	£3,555,820	£3,444,837
60% LAR : 40% CIR	20%	£3,844,876	£3,532,085	£3,504,370	£3,499,420	£3,388,562	£3,277,702
60% LAR : 40% CIR	24%	£3,580,367	£3,286,822	£3,260,186	£3,254,226	£3,143,302	£3,032,376
60% LAR : 40% CIR	26%	£3,321,100	£3,028,582	£3,001,353	£2,996,418	£2,885,502	£2,775,367
60% LAR : 40% CIR	30%	£2,971,209	£2,692,886	£2,665,308	£2,660,382	£2,550,068	£2,439,755
60% LAR : 40% CIR	35%	£2,533,061	£2,271,992	£2,244,470	£2,239,553	£2,129,463	£2,019,373
60% LAR : 40% CIR	50%	£1,213,453	£1,004,232	£976,830	£971,932	£862,322	£752,712

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,317,140	£5,935,585	£5,907,498	£5,902,482	£5,790,133	£5,677,784
60% LAR : 40% CIR	8%	£5,624,256	£5,270,178	£5,242,257	£5,237,269	£5,125,382	£5,013,694
60% LAR : 40% CIR	12%	£5,276,937	£4,936,613	£4,908,765	£4,903,791	£4,792,402	£4,681,012
60% LAR : 40% CIR	14%	£5,103,060	£4,769,615	£4,741,803	£4,736,836	£4,625,587	£4,514,337
60% LAR : 40% CIR	18%	£4,754,875	£4,435,197	£4,407,451	£4,402,495	£4,291,511	£4,180,528
60% LAR : 40% CIR	20%	£4,580,367	£4,287,776	£4,260,081	£4,255,111	£4,144,253	£4,033,395
60% LAR : 40% CIR	24%	£4,231,525	£3,932,513	£3,904,857	£3,899,917	£3,789,293	£3,678,667
60% LAR : 40% CIR	26%	£4,056,791	£3,764,673	£3,737,044	£3,732,109	£3,621,593	£3,511,078
60% LAR : 40% CIR	30%	£3,706,900	£3,428,577	£3,400,999	£3,396,073	£3,285,759	£3,175,445
60% LAR : 40% CIR	35%	£3,268,752	£3,007,683	£2,980,161	£2,975,244	£2,865,154	£2,755,064
60% LAR : 40% CIR	50%	£1,949,144	£1,739,923	£1,712,520	£1,707,623	£1,598,013	£1,488,403

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,621,976	£6,240,421	£6,212,335	£6,207,318	£6,094,989	£5,982,621
60% LAR : 40% CIR	8%	£5,929,092	£5,575,015	£5,547,093	£5,542,106	£5,430,418	£5,318,730
60% LAR : 40% CIR	12%	£5,581,774	£5,241,449	£5,213,602	£5,208,627	£5,097,238	£4,985,848
60% LAR : 40% CIR	14%	£5,407,896	£5,074,452	£5,046,639	£5,041,673	£4,930,423	£4,819,173
60% LAR : 40% CIR	18%	£5,059,712	£4,740,033	£4,712,287	£4,707,332	£4,596,348	£4,485,365
60% LAR : 40% CIR	20%	£4,885,403	£4,572,612	£4,544,897	£4,539,947	£4,429,089	£4,318,230
60% LAR : 40% CIR	24%	£4,536,361	£4,237,350	£4,209,694	£4,204,753	£4,094,129	£3,983,504
60% LAR : 40% CIR	26%	£4,361,627	£4,069,510	£4,041,881	£4,036,946	£3,926,429	£3,815,914
60% LAR : 40% CIR	30%	£4,011,737	£3,733,414	£3,705,835	£3,700,909	£3,590,595	£3,480,282
60% LAR : 40% CIR	35%	£3,573,588	£3,312,520	£3,284,997	£3,280,081	£3,169,991	£3,059,900
60% LAR : 40% CIR	50%	£2,253,980	£2,044,760	£2,017,357	£2,012,459	£1,902,850	£1,793,239

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,982,322	£6,600,786	£6,572,680	£6,567,663	£6,455,315	£6,342,966
60% LAR : 40% CIR	8%	£6,289,438	£5,935,360	£5,907,439	£5,902,451	£5,790,763	£5,679,074
60% LAR : 40% CIR	12%	£5,942,119	£5,601,794	£5,573,947	£5,568,973	£5,457,584	£5,346,193
60% LAR : 40% CIR	14%	£5,768,242	£5,434,797	£5,406,965	£5,402,018	£5,290,769	£5,179,519
60% LAR : 40% CIR	18%	£5,420,057	£5,092,612	£5,064,897	£5,059,947	£4,948,693	£4,837,443
60% LAR : 40% CIR	20%	£5,245,749	£4,932,957	£4,905,243	£4,900,292	£4,789,434	£4,678,575
60% LAR : 40% CIR	24%	£4,896,706	£4,597,695	£4,570,039	£4,565,099	£4,454,475	£4,343,849
60% LAR : 40% CIR	26%	£4,721,973	£4,429,855	£4,402,226	£4,397,291	£4,286,775	£4,176,259
60% LAR : 40% CIR	30%	£4,372,082	£4,083,759	£4,066,180	£4,061,255	£3,950,940	£3,840,627
60% LAR : 40% CIR	35%	£3,933,933	£3,672,585	£3,645,343	£3,640,426	£3,530,336	£3,420,246
60% LAR : 40% CIR	50%	£2,614,326	£2,405,105	£2,377,702	£2,372,805	£2,263,195	£2,153,584

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats	
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Value Area	Zone A - Higher Central Zone
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No Units	10
Site Area	0.02 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£8,281,442	£7,885,103	£7,857,015	£7,851,999	£7,739,650	£7,627,302
60% LAR : 40% CIR	8%	£7,514,593	£7,146,914	£7,118,993	£7,114,005	£7,002,317	£6,890,630
60% LAR : 40% CIR	12%	£7,130,252	£6,776,958	£6,749,110	£6,744,137	£6,632,747	£6,521,356
60% LAR : 40% CIR	14%	£6,937,925	£6,591,765	£6,563,953	£6,558,985	£6,447,736	£6,336,487
60% LAR : 40% CIR	18%	£6,552,756	£6,220,956	£6,193,209	£6,188,254	£6,077,270	£5,966,287
60% LAR : 40% CIR	20%	£6,359,958	£6,035,339	£6,007,624	£6,002,675	£5,891,815	£5,780,958
60% LAR : 40% CIR	24%	£5,973,933	£5,663,686	£5,636,030	£5,631,090	£5,520,465	£5,409,840
60% LAR : 40% CIR	26%	£5,780,708	£5,477,650	£5,450,021	£5,445,086	£5,334,570	£5,224,054
60% LAR : 40% CIR	30%	£5,393,835	£5,105,163	£5,077,584	£5,072,659	£4,962,344	£4,852,031
60% LAR : 40% CIR	35%	£4,909,458	£4,638,781	£4,611,258	£4,606,342	£4,496,251	£4,386,162
60% LAR : 40% CIR	50%	£3,451,167	£3,234,554	£3,207,152	£3,202,255	£3,092,644	£2,983,034

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£6,506,006	£6,109,666	£6,081,579	£6,076,562	£5,964,214	£5,851,866
60% LAR : 40% CIR	8%	£5,739,157	£5,371,478	£5,343,557	£5,338,569	£5,226,881	£5,115,193
60% LAR : 40% CIR	12%	£5,354,856	£5,001,521	£4,973,674	£4,968,700	£4,857,312	£4,745,924
60% LAR : 40% CIR	14%	£5,162,488	£4,816,329	£4,788,516	£4,783,549	£4,672,300	£4,561,050
60% LAR : 40% CIR	18%	£4,777,320	£4,445,519	£4,417,773	£4,412,818	£4,301,834	£4,190,851
60% LAR : 40% CIR	20%	£4,584,521	£4,259,902	£4,232,187	£4,227,238	£4,116,379	£4,005,520
60% LAR : 40% CIR	24%	£4,198,495	£3,885,250	£3,857,594	£3,852,653	£3,741,628	£3,630,404
60% LAR : 40% CIR	26%	£4,005,272	£3,702,214	£3,674,585	£3,669,650	£3,559,133	£3,448,618
60% LAR : 40% CIR	30%	£3,818,398	£3,529,727	£3,502,148	£3,497,222	£3,386,908	£3,276,595
60% LAR : 40% CIR	35%	£3,134,022	£2,863,344	£2,835,822	£2,830,905	£2,720,815	£2,610,726
60% LAR : 40% CIR	50%	£1,675,730	£1,459,118	£1,431,716	£1,426,818	£1,317,208	£1,207,598

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,241,697	£6,845,357	£6,817,270	£6,812,253	£6,699,904	£6,587,557
60% LAR : 40% CIR	8%	£6,474,846	£6,107,169	£6,079,247	£6,074,260	£5,962,372	£5,850,984
60% LAR : 40% CIR	12%	£6,090,547	£5,737,212	£5,709,365	£5,704,391	£5,593,001	£5,481,611
60% LAR : 40% CIR	14%	£5,898,179	£5,552,020	£5,524,207	£5,519,240	£5,407,990	£5,296,741
60% LAR : 40% CIR	18%	£5,513,011	£5,181,210	£5,153,464	£5,148,509	£5,037,625	£4,926,542
60% LAR : 40% CIR	20%	£5,320,212	£4,995,593	£4,967,878	£4,962,929	£4,852,070	£4,741,211
60% LAR : 40% CIR	24%	£4,934,187	£4,623,941	£4,596,285	£4,591,344	£4,480,719	£4,370,095
60% LAR : 40% CIR	26%	£4,740,962	£4,437,905	£4,410,276	£4,405,341	£4,294,824	£4,184,309
60% LAR : 40% CIR	30%	£4,354,089	£4,065,417	£4,037,839	£4,032,913	£3,922,599	£3,812,286
60% LAR : 40% CIR	35%	£3,869,713	£3,599,035	£3,571,513	£3,566,596	£3,456,506	£3,346,417
60% LAR : 40% CIR	50%	£2,411,421	£2,194,809	£2,167,407	£2,162,509	£2,052,899	£1,943,289

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,546,533	£7,150,193	£7,122,106	£7,117,089	£7,004,741	£6,892,393
60% LAR : 40% CIR	8%	£6,779,684	£6,412,005	£6,384,084	£6,379,096	£6,267,408	£6,155,721
60% LAR : 40% CIR	12%	£6,395,383	£6,042,048	£6,014,201	£6,009,228	£5,897,837	£5,786,447
60% LAR : 40% CIR	14%	£6,203,016	£5,856,856	£5,829,044	£5,824,076	£5,712,827	£5,601,578
60% LAR : 40% CIR	18%	£5,817,847	£5,486,047	£5,458,300	£5,453,345	£5,342,361	£5,231,378
60% LAR : 40% CIR	20%	£5,625,049	£5,300,429	£5,272,715	£5,267,765	£5,156,906	£5,046,047
60% LAR : 40% CIR	24%	£5,239,024	£4,928,777	£4,901,121	£4,896,181	£4,785,555	£4,674,931
60% LAR : 40% CIR	26%	£5,045,799	£4,742,741	£4,715,112	£4,710,177	£4,599,661	£4,489,145
60% LAR : 40% CIR	30%	£4,659,926	£4,370,254	£4,342,675	£4,337,750	£4,227,435	£4,117,122
60% LAR : 40% CIR	35%	£4,174,549	£3,903,872	£3,876,349	£3,871,433	£3,761,342	£3,651,253
60% LAR : 40% CIR	50%	£2,716,258	£2,499,645	£2,472,243	£2,467,346	£2,357,735	£2,248,125

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,906,879	£7,510,539	£7,482,451	£7,477,435	£7,365,086	£7,252,739
60% LAR : 40% CIR	8%	£7,140,030	£6,772,350	£6,744,429	£6,739,442	£6,627,754	£6,516,066
60% LAR : 40% CIR	12%	£6,755,728	£6,402,394	£6,374,547	£6,369,573	£6,258,183	£6,146,793
60% LAR : 40% CIR	14%	£6,563,361	£6,217,202	£6,189,359	£6,184,421	£6,073,172	£5,961,923
60% LAR : 40% CIR	18%	£6,178,193	£5,846,392	£5,818,646	£5,813,691	£5,702,707	£5,591,724
60% LAR : 40% CIR	20%	£5,985,394	£5,660,775	£5,633,060	£5,628,111	£5,517,252	£5,406,393
60% LAR : 40% CIR	24%	£5,599,369	£5,289,122	£5,261,466	£5,256,526	£5,145,901	£5,035,277
60% LAR : 40% CIR	26%	£5,406,144	£5,103,086	£5,075,458	£5,070,522	£4,960,006	£4,849,491
60% LAR : 40% CIR	30%	£5,019,271	£4,730,599	£4,703,021	£4,698,095	£4,587,781	£4,477,468
60% LAR : 40% CIR	35%	£4,534,895	£4,264,217	£4,236,694	£4,231,778	£4,121,688	£4,011,599
60% LAR : 40% CIR	50%	£3,076,603	£2,859,990	£2,832,589	£2,827,691	£2,718,080	£2,608,471

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
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No Units	13
Site Area	0.03 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,393,045	£4,945,951	£4,907,003	£4,900,480	£4,744,691	£4,588,901
60% LAR : 40% CIR	8%	£4,806,337	£4,381,364	£4,332,646	£4,346,161	£4,191,288	£4,036,414
60% LAR : 40% CIR	12%	£4,511,767	£4,112,974	£4,074,259	£4,067,792	£3,913,331	£3,758,871
60% LAR : 40% CIR	14%	£4,364,181	£3,973,333	£3,934,766	£3,928,307	£3,774,042	£3,619,776
60% LAR : 40% CIR	18%	£4,068,410	£3,693,660	£3,655,186	£3,648,743	£3,494,845	£3,340,948
60% LAR : 40% CIR	20%	£3,920,226	£3,553,531	£3,515,099	£3,508,664	£3,354,939	£3,201,215
60% LAR : 40% CIR	24%	£3,623,267	£3,272,689	£3,234,339	£3,227,916	£3,074,516	£2,921,116
60% LAR : 40% CIR	26%	£3,474,492	£3,131,979	£3,093,666	£3,087,249	£2,934,000	£2,780,752
60% LAR : 40% CIR	30%	£3,176,357	£2,849,981	£2,811,738	£2,805,333	£2,652,365	£2,498,785
60% LAR : 40% CIR	35%	£2,802,599	£2,496,410	£2,458,245	£2,451,852	£2,298,435	£2,143,448
60% LAR : 40% CIR	50%	£1,672,147	£1,423,333	£1,384,755	£1,378,290	£1,223,978	£1,069,666

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,854,171	£2,407,077	£2,368,129	£2,361,606	£2,205,817	£2,050,027
60% LAR : 40% CIR	8%	£2,267,463	£1,852,490	£1,813,772	£1,807,287	£1,652,414	£1,497,540
60% LAR : 40% CIR	12%	£1,972,893	£1,574,000	£1,535,385	£1,528,918	£1,374,057	£1,219,197
60% LAR : 40% CIR	14%	£1,825,307	£1,434,459	£1,395,892	£1,389,433	£1,235,168	£1,080,302
60% LAR : 40% CIR	18%	£1,529,536	£1,154,786	£1,116,312	£1,109,869	£955,971	£802,074
60% LAR : 40% CIR	20%	£1,381,352	£1,014,657	£976,225	£969,790	£816,065	£662,341
60% LAR : 40% CIR	24%	£1,084,393	£733,615	£696,465	£689,042	£535,342	£382,242
60% LAR : 40% CIR	26%	£935,618	£593,105	£554,792	£548,375	£395,126	£241,678
60% LAR : 40% CIR	30%	£637,483	£311,107	£272,864	£266,459	£113,491	£-40,089
60% LAR : 40% CIR	35%	£263,725	£-42,464	£-80,629	£-87,022	£-240,439	£-395,426
60% LAR : 40% CIR	50%	£-866,727	£-1,715,541	£-1,154,119	£-1,160,584	£-1,314,696	£-1,468,208

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,906,209	£3,459,115	£3,420,167	£3,413,644	£3,257,855	£3,102,065
60% LAR : 40% CIR	8%	£3,319,501	£2,904,528	£2,865,810	£2,859,325	£2,703,452	£2,547,578
60% LAR : 40% CIR	12%	£3,024,931	£2,626,038	£2,587,423	£2,580,956	£2,426,495	£2,272,035
60% LAR : 40% CIR	14%	£2,877,345	£2,486,497	£2,447,930	£2,441,471	£2,287,206	£2,132,940
60% LAR : 40% CIR	18%	£2,581,574	£2,206,824	£2,168,350	£2,161,907	£2,008,009	£1,854,112
60% LAR : 40% CIR	20%	£2,433,980	£2,066,695	£2,028,263	£2,021,828	£1,868,103	£1,713,379
60% LAR : 40% CIR	24%	£2,138,431	£1,785,653	£1,747,503	£1,741,080	£1,587,680	£1,434,280
60% LAR : 40% CIR	26%	£1,987,656	£1,645,143	£1,606,830	£1,600,413	£1,447,164	£1,293,916
60% LAR : 40% CIR	30%	£1,689,521	£1,363,145	£1,324,902	£1,318,497	£1,165,529	£1,011,949
60% LAR : 40% CIR	35%	£1,315,763	£1,009,574	£971,409	£965,016	£811,599	£658,612
60% LAR : 40% CIR	50%	£-185,311	£-693,694	£-102,681	£-106,546	£-262,656	£-417,116

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,342,125	£3,895,031	£3,856,083	£3,849,560	£3,693,771	£3,537,981
60% LAR : 40% CIR	8%	£3,755,417	£3,340,444	£3,301,726	£3,295,241	£3,140,368	£2,985,494
60% LAR : 40% CIR	12%	£3,460,847	£3,061,954	£3,023,339	£3,016,872	£2,862,411	£2,707,951
60% LAR : 40% CIR	14%	£3,313,261	£2,922,413	£2,883,846	£2,877,387	£2,723,122	£2,568,856
60% LAR : 40% CIR	18%	£3,017,490	£2,642,740	£2,604,266	£2,597,823	£2,443,926	£2,290,028
60% LAR : 40% CIR	20%	£2,869,306	£2,502,611	£2,464,179	£2,457,744	£2,304,019	£2,150,295
60% LAR : 40% CIR	24%	£2,572,347	£2,221,769	£2,183,419	£2,176,996	£2,023,596	£1,870,196
60% LAR : 40% CIR	26%	£2,423,572	£2,081,059	£2,042,746	£2,036,329	£1,883,080	£1,729,832
60% LAR : 40% CIR	30%	£2,125,437	£1,799,061	£1,760,818	£1,754,413	£1,601,445	£1,447,865
60% LAR : 40% CIR	35%	£1,751,679	£1,445,490	£1,407,325	£1,400,932	£1,247,515	£1,093,528
60% LAR : 40% CIR	50%	£621,227	£372,413	£333,835	£327,370	£173,058	£18,746

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,857,419	£4,410,325	£4,371,377	£4,364,854	£4,209,065	£4,053,276
60% LAR : 40% CIR	8%	£4,270,711	£3,855,738	£3,817,020	£3,810,535	£3,655,662	£3,500,788
60% LAR : 40% CIR	12%	£3,976,141	£3,577,248	£3,538,633	£3,532,166	£3,377,705	£3,223,245
60% LAR : 40% CIR	14%	£3,828,555	£3,437,707	£3,399,140	£3,392,681	£3,238,416	£3,084,150
60% LAR : 40% CIR	18%	£3,532,784	£3,158,034	£3,119,560	£3,113,117	£2,959,219	£2,805,322
60% LAR : 40% CIR	20%	£3,384,600	£3,017,905	£2,979,473	£2,973,038	£2,819,313	£2,665,589
60% LAR : 40% CIR	24%	£3,087,641	£2,737,063	£2,698,713	£2,692,290	£2,538,890	£2,385,490
60% LAR : 40% CIR	26%	£2,938,866	£2,596,353	£2,558,040	£2,551,623	£2,398,374	£2,245,126
60% LAR : 40% CIR	30%	£2,640,731	£2,314,355	£2,276,112	£2,269,707	£2,116,739	£1,963,169
60% LAR : 40% CIR	35%	£2,266,973	£1,960,784	£1,922,619	£1,916,226	£1,762,809	£1,609,822
60% LAR : 40% CIR	50%	£1,136,521	£887,707	£849,129	£842,664	£688,352	£534,040

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone A - Kings Cross Lower
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No Units	13
Site Area	0.03 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£3,393,045	£4,945,951	£4,907,003	£4,900,480	£4,744,691	£4,588,901
60% LAR : 40% CIR	12%	£4,806,337	£4,391,364	£4,352,046	£4,346,161	£4,191,288	£4,036,414
60% LAR : 40% CIR	14%	£4,511,767	£4,112,874	£4,074,259	£4,067,792	£3,913,331	£3,758,871
60% LAR : 40% CIR	18%	£4,364,181	£3,973,333	£3,934,766	£3,928,307	£3,774,042	£3,619,776
60% LAR : 40% CIR	18%	£4,068,410	£3,693,660	£3,655,186	£3,648,743	£3,494,845	£3,340,948
60% LAR : 40% CIR	20%	£3,920,226	£3,553,531	£3,515,099	£3,508,664	£3,354,839	£3,201,215
60% LAR : 40% CIR	24%	£3,623,267	£3,272,689	£3,234,339	£3,227,916	£3,074,516	£2,921,116
60% LAR : 40% CIR	26%	£3,474,492	£3,131,979	£3,093,666	£3,087,249	£2,934,000	£2,780,752
60% LAR : 40% CIR	30%	£3,176,357	£2,849,981	£2,811,738	£2,805,333	£2,652,365	£2,498,785
60% LAR : 40% CIR	35%	£2,802,599	£2,496,410	£2,458,245	£2,451,852	£2,298,435	£2,143,448
60% LAR : 40% CIR	50%	£1,672,147	£1,423,333	£1,384,755	£1,378,290	£1,223,978	£1,069,666

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,854,171	£2,407,077	£2,368,129	£2,361,606	£2,205,817	£2,050,027
60% LAR : 40% CIR	8%	£2,267,463	£1,852,490	£1,813,772	£1,807,287	£1,652,414	£1,497,540
60% LAR : 40% CIR	12%	£1,972,893	£1,574,000	£1,535,385	£1,528,918	£1,374,045	£1,219,171
60% LAR : 40% CIR	14%	£1,825,307	£1,434,450	£1,395,892	£1,389,433	£1,235,168	£1,080,902
60% LAR : 40% CIR	18%	£1,529,536	£1,154,786	£1,116,312	£1,109,869	£955,971	£802,074
60% LAR : 40% CIR	20%	£1,381,352	£1,014,657	£976,225	£969,790	£816,065	£662,341
60% LAR : 40% CIR	24%	£1,084,393	£733,815	£696,465	£689,042	£535,642	£382,242
60% LAR : 40% CIR	26%	£935,618	£593,105	£554,752	£548,375	£395,126	£241,876
60% LAR : 40% CIR	30%	£637,483	£311,107	£272,864	£266,459	£113,491	£-40,089
60% LAR : 40% CIR	35%	£263,725	£-42,464	£-80,629	£-87,022	£-240,439	£-395,426
60% LAR : 40% CIR	50%	£-868,727	£-1,115,541	£-1,154,119	£-1,160,594	£-1,314,896	£-1,469,208

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,906,209	£3,459,115	£3,420,167	£3,413,644	£3,257,855	£3,102,065
60% LAR : 40% CIR	8%	£3,319,501	£2,904,526	£2,865,610	£2,859,325	£2,704,452	£2,549,578
60% LAR : 40% CIR	12%	£3,024,931	£2,626,038	£2,587,423	£2,580,956	£2,426,083	£2,271,209
60% LAR : 40% CIR	14%	£2,877,345	£2,486,497	£2,447,930	£2,441,471	£2,287,206	£2,132,940
60% LAR : 40% CIR	18%	£2,581,574	£2,206,824	£2,168,350	£2,161,907	£2,008,009	£1,854,112
60% LAR : 40% CIR	20%	£2,433,990	£2,066,695	£2,028,283	£2,021,828	£1,868,103	£1,714,379
60% LAR : 40% CIR	24%	£2,136,431	£1,785,853	£1,747,503	£1,741,080	£1,587,680	£1,434,280
60% LAR : 40% CIR	26%	£1,987,656	£1,645,143	£1,606,830	£1,600,413	£1,447,164	£1,293,916
60% LAR : 40% CIR	30%	£1,689,521	£1,363,145	£1,324,902	£1,318,497	£1,165,529	£1,011,949
60% LAR : 40% CIR	35%	£1,315,763	£1,009,574	£971,409	£965,016	£811,599	£658,612
60% LAR : 40% CIR	50%	£185,311	£-58,569	£-102,081	£-108,566	£-262,658	£-417,156

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,342,126	£3,895,031	£3,856,083	£3,849,597	£3,693,771	£3,537,961
60% LAR : 40% CIR	8%	£3,755,417	£3,340,444	£3,301,726	£3,295,241	£3,140,368	£2,985,494
60% LAR : 40% CIR	12%	£3,460,847	£3,061,954	£3,023,339	£3,016,872	£2,862,411	£2,707,951
60% LAR : 40% CIR	14%	£3,313,261	£2,922,413	£2,883,846	£2,877,387	£2,723,122	£2,568,562
60% LAR : 40% CIR	18%	£3,017,490	£2,642,740	£2,604,266	£2,597,823	£2,443,926	£2,290,028
60% LAR : 40% CIR	20%	£2,869,906	£2,503,211	£2,464,179	£2,457,744	£2,304,019	£2,150,295
60% LAR : 40% CIR	24%	£2,572,347	£2,221,769	£2,183,419	£2,176,996	£2,023,596	£1,870,196
60% LAR : 40% CIR	26%	£2,423,572	£2,081,059	£2,042,746	£2,036,329	£1,883,080	£1,729,832
60% LAR : 40% CIR	30%	£2,125,437	£1,799,061	£1,760,818	£1,754,413	£1,601,445	£1,447,865
60% LAR : 40% CIR	35%	£1,751,679	£1,445,490	£1,407,325	£1,400,932	£1,247,915	£1,092,528
60% LAR : 40% CIR	50%	£621,227	£372,413	£333,835	£327,370	£173,058	£18,746

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,857,419	£4,410,325	£4,371,377	£4,364,854	£4,208,065	£4,053,275
60% LAR : 40% CIR	8%	£4,270,711	£3,855,738	£3,817,020	£3,810,535	£3,655,662	£3,500,788
60% LAR : 40% CIR	12%	£3,976,141	£3,577,248	£3,538,633	£3,532,166	£3,377,705	£3,223,245
60% LAR : 40% CIR	14%	£3,828,555	£3,437,707	£3,399,140	£3,392,681	£3,238,416	£3,084,150
60% LAR : 40% CIR	18%	£3,532,784	£3,158,034	£3,119,560	£3,113,117	£2,959,219	£2,805,322
60% LAR : 40% CIR	20%	£3,384,600	£3,017,905	£2,979,473	£2,973,038	£2,819,313	£2,665,589
60% LAR : 40% CIR	24%	£3,087,641	£2,737,063	£2,698,713	£2,692,290	£2,538,890	£2,385,490
60% LAR : 40% CIR	26%	£2,938,866	£2,596,353	£2,558,040	£2,551,623	£2,398,374	£2,245,126
60% LAR : 40% CIR	30%	£2,640,731	£2,314,355	£2,276,112	£2,269,707	£2,116,739	£1,963,159
60% LAR : 40% CIR	35%	£2,266,973	£1,960,784	£1,922,619	£1,916,226	£1,762,809	£1,609,822
60% LAR : 40% CIR	50%	£1,136,521	£887,707	£849,129	£842,664	£688,352	£534,040

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone A - Kings Cross Higher
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No Units	13
Site Area	0.03 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,294,487	£5,832,979	£5,794,032	£5,787,508	£5,631,718	£5,475,929
60% LAR : 40% CIR	8%	£5,635,664	£5,207,430	£5,168,712	£5,162,227	£5,007,354	£4,852,479
60% LAR : 40% CIR	12%	£5,305,036	£4,893,459	£4,854,844	£4,848,377	£4,693,515	£4,538,455
60% LAR : 40% CIR	14%	£5,139,422	£4,736,177	£4,697,611	£4,691,152	£4,536,887	£4,382,621
60% LAR : 40% CIR	18%	£4,807,592	£4,421,023	£4,382,549	£4,376,105	£4,222,208	£4,068,311
60% LAR : 40% CIR	20%	£4,641,380	£4,263,153	£4,224,722	£4,218,286	£4,064,562	£3,910,838
60% LAR : 40% CIR	24%	£4,309,362	£3,946,630	£3,908,480	£3,902,058	£3,748,058	£3,595,258
60% LAR : 40% CIR	26%	£4,141,559	£3,788,379	£3,750,067	£3,743,650	£3,590,401	£3,437,153
60% LAR : 40% CIR	30%	£3,807,366	£3,470,899	£3,432,658	£3,426,253	£3,273,285	£3,120,316
60% LAR : 40% CIR	35%	£3,388,536	£3,072,978	£3,034,814	£3,028,420	£2,875,762	£2,723,105
60% LAR : 40% CIR	50%	£2,124,884	£1,870,973	£1,832,395	£1,826,931	£1,671,618	£1,517,306

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,755,613	£3,294,105	£3,256,158	£3,248,634	£3,092,844	£2,937,055
60% LAR : 40% CIR	8%	£3,096,790	£2,665,556	£2,629,838	£2,623,353	£2,468,480	£2,313,605
60% LAR : 40% CIR	12%	£2,766,162	£2,354,585	£2,319,970	£2,313,503	£2,158,641	£2,003,766
60% LAR : 40% CIR	14%	£2,600,548	£2,197,303	£2,158,737	£2,152,278	£1,998,013	£1,843,137
60% LAR : 40% CIR	18%	£2,268,718	£1,882,149	£1,843,675	£1,837,231	£1,683,334	£1,529,437
60% LAR : 40% CIR	20%	£2,102,506	£1,724,279	£1,685,848	£1,679,412	£1,525,088	£1,371,194
60% LAR : 40% CIR	24%	£1,769,488	£1,407,956	£1,369,636	£1,363,184	£1,209,784	£1,056,384
60% LAR : 40% CIR	26%	£1,602,685	£1,249,505	£1,211,193	£1,204,776	£1,051,527	£898,279
60% LAR : 40% CIR	30%	£1,268,492	£932,025	£893,764	£887,379	£734,411	£581,442
60% LAR : 40% CIR	35%	£849,662	£534,104	£495,940	£489,546	£336,888	£184,231
60% LAR : 40% CIR	50%	£415,990	£267,961	£168,479	£172,943	£86,258	£1,021,568

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,807,651	£4,346,143	£4,307,196	£4,300,672	£4,144,882	£3,989,093
60% LAR : 40% CIR	8%	£4,148,826	£3,720,594	£3,681,676	£3,675,391	£3,520,518	£3,365,643
60% LAR : 40% CIR	12%	£3,818,200	£3,406,623	£3,368,008	£3,361,541	£3,207,079	£3,052,619
60% LAR : 40% CIR	14%	£3,652,586	£3,249,341	£3,210,775	£3,204,316	£3,050,051	£2,895,785
60% LAR : 40% CIR	18%	£3,320,756	£2,934,187	£2,895,713	£2,889,269	£2,735,372	£2,581,475
60% LAR : 40% CIR	20%	£3,154,544	£2,776,317	£2,737,886	£2,731,450	£2,577,726	£2,424,002
60% LAR : 40% CIR	24%	£2,821,526	£2,459,994	£2,421,644	£2,415,222	£2,261,822	£2,108,422
60% LAR : 40% CIR	26%	£2,654,723	£2,301,543	£2,263,231	£2,256,814	£2,103,565	£1,950,317
60% LAR : 40% CIR	30%	£2,320,530	£1,984,063	£1,945,822	£1,939,417	£1,786,449	£1,633,480
60% LAR : 40% CIR	35%	£1,901,700	£1,586,142	£1,547,978	£1,541,584	£1,388,926	£1,236,269
60% LAR : 40% CIR	50%	£638,048	£384,137	£345,559	£339,095	£184,782	£30,470

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,243,567	£4,782,059	£4,743,112	£4,736,588	£4,580,798	£4,425,009
60% LAR : 40% CIR	8%	£4,584,744	£4,156,510	£4,117,792	£4,111,307	£3,956,434	£3,801,559
60% LAR : 40% CIR	12%	£4,254,116	£3,842,539	£3,803,924	£3,797,457	£3,642,995	£3,488,535
60% LAR : 40% CIR	14%	£4,088,502	£3,685,257	£3,646,691	£3,640,232	£3,485,967	£3,331,701
60% LAR : 40% CIR	18%	£3,756,672	£3,370,193	£3,331,629	£3,325,185	£3,171,288	£3,017,391
60% LAR : 40% CIR	20%	£3,590,460	£3,212,233	£3,173,666	£3,167,366	£3,013,642	£2,859,918
60% LAR : 40% CIR	24%	£3,257,442	£2,895,910	£2,857,560	£2,851,138	£2,697,738	£2,544,338
60% LAR : 40% CIR	26%	£3,090,639	£2,737,459	£2,699,147	£2,692,730	£2,539,481	£2,386,233
60% LAR : 40% CIR	30%	£2,756,446	£2,419,979	£2,381,738	£2,375,333	£2,222,365	£2,069,396
60% LAR : 40% CIR	35%	£2,337,616	£2,022,058	£1,983,894	£1,977,500	£1,824,842	£1,672,185
60% LAR : 40% CIR	50%	£1,073,964	£820,053	£781,475	£775,011	£620,698	£466,386

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,788,861	£5,297,353	£5,258,406	£5,251,882	£5,096,092	£4,940,303
60% LAR : 40% CIR	8%	£5,100,038	£4,671,804	£4,633,086	£4,626,601	£4,471,728	£4,316,853
60% LAR : 40% CIR	12%	£4,769,410	£4,357,833	£4,319,218	£4,312,751	£4,158,289	£4,003,829
60% LAR : 40% CIR	14%	£4,603,796	£4,200,551	£4,161,985	£4,155,526	£4,001,261	£3,846,995
60% LAR : 40% CIR	18%	£4,271,966	£3,885,397	£3,846,923	£3,840,479	£3,686,022	£3,531,665
60% LAR : 40% CIR	20%	£4,105,754	£3,727,527	£3,689,096	£3,682,660	£3,528,936	£3,375,212
60% LAR : 40% CIR	24%	£3,772,736	£3,411,204	£3,372,854	£3,366,432	£3,213,032	£3,059,632
60% LAR : 40% CIR	26%	£3,605,933	£3,252,753	£3,214,441	£3,208,024	£3,054,775	£2,901,527
60% LAR : 40% CIR	30%	£3,271,740	£2,935,273	£2,897,032	£2,890,627	£2,737,059	£2,584,690
60% LAR : 40% CIR	35%	£2,852,910	£2,537,352	£2,499,188	£2,492,794	£2,340,136	£2,187,479
60% LAR : 40% CIR	50%	£1,589,258	£1,335,347	£1,296,769	£1,290,305	£1,135,992	£981,680

LB Camden
Local Plan Viability Testing 2023

Rasi 5- 13 Flats	
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Value Area	Zone A - Lower Central Zone
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No Units	13
Site Area	0.03 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,195,929	£6,720,007	£6,681,059	£6,674,537	£6,518,746	£6,362,956
60% LAR : 40% CIR	8%	£6,464,990	£6,023,495	£5,984,777	£5,978,293	£5,823,419	£5,668,545
60% LAR : 40% CIR	12%	£6,098,306	£5,674,043	£5,635,428	£5,628,961	£5,474,501	£5,320,040
60% LAR : 40% CIR	14%	£5,914,662	£5,499,021	£5,460,455	£5,453,996	£5,299,730	£5,145,465
60% LAR : 40% CIR	18%	£5,546,775	£5,148,387	£5,109,912	£5,103,469	£4,949,571	£4,795,674
60% LAR : 40% CIR	20%	£5,362,533	£4,972,775	£4,934,344	£4,927,908	£4,774,184	£4,620,460
60% LAR : 40% CIR	24%	£4,993,458	£4,620,972	£4,582,622	£4,576,198	£4,422,799	£4,269,399
60% LAR : 40% CIR	26%	£4,808,626	£4,444,780	£4,406,467	£4,400,050	£4,246,801	£4,093,553
60% LAR : 40% CIR	30%	£4,438,376	£4,091,819	£4,053,577	£4,047,172	£3,894,204	£3,741,235
60% LAR : 40% CIR	35%	£3,974,473	£3,649,546	£3,611,382	£3,604,989	£3,452,331	£3,299,673
60% LAR : 40% CIR	50%	£2,575,606	£2,315,684	£2,277,685	£2,271,318	£2,119,258	£1,964,946

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,657,055	£4,181,133	£4,142,185	£4,135,663	£3,979,872	£3,824,082
60% LAR : 40% CIR	8%	£3,926,116	£3,454,621	£3,445,903	£3,439,419	£3,284,545	£3,129,671
60% LAR : 40% CIR	12%	£3,559,432	£3,135,169	£3,096,564	£3,090,087	£2,935,213	£2,780,339
60% LAR : 40% CIR	14%	£3,375,788	£2,960,147	£2,921,581	£2,915,122	£2,760,248	£2,605,374
60% LAR : 40% CIR	18%	£3,007,901	£2,609,513	£2,571,038	£2,564,595	£2,410,697	£2,256,800
60% LAR : 40% CIR	20%	£2,823,659	£2,433,901	£2,395,470	£2,389,034	£2,235,310	£2,081,586
60% LAR : 40% CIR	24%	£2,454,584	£2,082,098	£2,043,748	£2,037,324	£1,883,626	£1,729,928
60% LAR : 40% CIR	26%	£2,269,752	£1,905,906	£1,867,593	£1,861,176	£1,707,927	£1,554,679
60% LAR : 40% CIR	30%	£1,899,502	£1,552,945	£1,514,703	£1,508,298	£1,355,330	£1,202,361
60% LAR : 40% CIR	35%	£1,435,599	£1,110,672	£1,072,508	£1,066,115	£913,457	£760,799
60% LAR : 40% CIR	50%	£36,732	£223,199	£267,189	£267,956	£418,616	£573,928

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,709,093	£5,233,171	£5,194,223	£5,187,701	£5,031,910	£4,876,120
60% LAR : 40% CIR	8%	£4,978,154	£4,536,659	£4,497,941	£4,491,457	£4,336,666	£4,181,876
60% LAR : 40% CIR	12%	£4,611,470	£4,187,207	£4,148,592	£4,142,125	£3,987,334	£3,832,544
60% LAR : 40% CIR	14%	£4,427,826	£4,012,185	£3,973,619	£3,967,160	£3,812,369	£3,657,579
60% LAR : 40% CIR	18%	£4,059,939	£3,661,551	£3,623,076	£3,616,633	£3,462,735	£3,308,838
60% LAR : 40% CIR	20%	£3,875,697	£3,485,339	£3,447,598	£3,441,072	£3,287,248	£3,133,424
60% LAR : 40% CIR	24%	£3,506,622	£3,134,136	£3,095,786	£3,089,353	£2,935,529	£2,781,705
60% LAR : 40% CIR	26%	£3,321,790	£2,957,944	£2,919,631	£2,913,214	£2,759,390	£2,605,566
60% LAR : 40% CIR	30%	£2,951,540	£2,604,983	£2,566,741	£2,560,336	£2,407,368	£2,254,399
60% LAR : 40% CIR	35%	£2,487,637	£2,162,710	£2,124,546	£2,118,153	£1,965,495	£1,812,837
60% LAR : 40% CIR	50%	£1,088,770	£828,848	£790,849	£784,462	£632,422	£478,110

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,145,009	£5,669,087	£5,630,139	£5,623,617	£5,467,826	£5,312,036
60% LAR : 40% CIR	8%	£5,414,070	£4,972,575	£4,933,857	£4,927,373	£4,772,499	£4,617,625
60% LAR : 40% CIR	12%	£5,047,386	£4,623,123	£4,584,508	£4,578,041	£4,423,581	£4,269,120
60% LAR : 40% CIR	14%	£4,863,742	£4,448,101	£4,409,535	£4,403,076	£4,248,610	£4,094,149
60% LAR : 40% CIR	18%	£4,496,856	£4,097,467	£4,058,992	£4,052,549	£3,898,051	£3,743,554
60% LAR : 40% CIR	20%	£4,311,613	£3,921,855	£3,883,424	£3,876,989	£3,723,384	£3,569,887
60% LAR : 40% CIR	24%	£3,942,538	£3,570,052	£3,531,702	£3,525,278	£3,371,879	£3,218,479
60% LAR : 40% CIR	26%	£3,757,706	£3,393,860	£3,355,547	£3,349,130	£3,195,881	£3,042,633
60% LAR : 40% CIR	30%	£3,387,456	£3,040,899	£3,002,657	£2,996,252	£2,843,284	£2,690,315
60% LAR : 40% CIR	35%	£2,923,553	£2,588,026	£2,550,462	£2,544,069	£2,401,411	£2,248,753
60% LAR : 40% CIR	50%	£1,524,686	£1,264,764	£1,226,765	£1,220,398	£1,068,338	£914,026

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,680,303	£6,184,381	£6,145,433	£6,138,911	£5,983,120	£5,827,330
60% LAR : 40% CIR	8%	£5,929,364	£5,487,869	£5,449,151	£5,442,667	£5,287,793	£5,132,919
60% LAR : 40% CIR	12%	£5,562,680	£5,138,417	£5,099,802	£5,093,335	£4,938,475	£4,784,414
60% LAR : 40% CIR	14%	£5,379,036	£4,963,395	£4,924,829	£4,918,370	£4,764,104	£4,609,839
60% LAR : 40% CIR	18%	£5,011,149	£4,612,761	£4,574,286	£4,567,843	£4,413,945	£4,260,046
60% LAR : 40% CIR	20%	£4,826,907	£4,437,149	£4,398,718	£4,392,282	£4,238,558	£4,084,834
60% LAR : 40% CIR	24%	£4,457,832	£4,085,346	£4,046,996	£4,040,572	£3,887,173	£3,733,773
60% LAR : 40% CIR	26%	£4,273,000	£3,909,154	£3,870,841	£3,864,424	£3,711,175	£3,557,927
60% LAR : 40% CIR	30%	£3,902,750	£3,556,193	£3,517,951	£3,511,546	£3,358,578	£3,205,609
60% LAR : 40% CIR	35%	£3,438,647	£3,113,520	£3,075,756	£3,069,363	£2,916,705	£2,764,047
60% LAR : 40% CIR	50%	£2,039,980	£1,780,058	£1,742,059	£1,735,692	£1,583,632	£1,429,320

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone A - Medium Central Zone
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No Units	13
Site Area	0.03 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,299,294	£8,789,739	£8,750,791	£8,744,268	£8,588,478	£8,432,688
60% LAR : 40% CIR	8%	£3,400,086	£7,927,649	£7,888,331	£7,882,446	£7,727,573	£7,572,699
60% LAR : 40% CIR	12%	£7,949,267	£7,456,408	£7,456,792	£7,450,325	£7,255,865	£7,141,403
60% LAR : 40% CIR	14%	£7,723,556	£7,278,990	£7,240,424	£7,233,965	£7,079,699	£6,925,434
60% LAR : 40% CIR	18%	£7,271,535	£6,845,566	£6,807,092	£6,800,648	£6,646,751	£6,492,854
60% LAR : 40% CIR	20%	£7,045,226	£6,626,561	£6,590,130	£6,583,694	£6,429,970	£6,276,246
60% LAR : 40% CIR	24%	£6,892,015	£6,193,968	£6,155,618	£6,149,195	£5,995,795	£5,842,395
60% LAR : 40% CIR	26%	£6,365,116	£5,976,381	£5,938,069	£5,931,653	£5,778,404	£5,625,155
60% LAR : 40% CIR	30%	£5,910,732	£5,540,632	£5,502,389	£5,495,984	£5,343,016	£5,190,048
60% LAR : 40% CIR	35%	£5,341,660	£4,994,871	£4,956,707	£4,950,314	£4,797,656	£4,644,999
60% LAR : 40% CIR	50%	£3,627,288	£3,350,549	£3,312,551	£3,306,183	£3,154,191	£3,002,198

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,760,420	£6,250,865	£6,211,917	£6,205,394	£6,049,604	£5,893,814
60% LAR : 40% CIR	8%	£5,861,212	£5,388,775	£5,350,057	£5,343,572	£5,189,699	£5,035,825
60% LAR : 40% CIR	12%	£5,410,393	£4,966,534	£4,917,918	£4,911,451	£4,756,991	£4,602,529
60% LAR : 40% CIR	14%	£5,184,682	£4,740,116	£4,701,550	£4,695,091	£4,540,625	£4,386,560
60% LAR : 40% CIR	18%	£4,732,661	£4,306,692	£4,268,218	£4,261,774	£4,107,877	£3,953,980
60% LAR : 40% CIR	20%	£4,506,352	£4,089,687	£4,051,256	£4,044,820	£3,891,096	£3,737,372
60% LAR : 40% CIR	24%	£4,053,141	£3,635,094	£3,616,744	£3,610,321	£3,456,621	£3,302,921
60% LAR : 40% CIR	26%	£3,826,242	£3,437,507	£3,398,195	£3,392,779	£3,238,530	£3,084,281
60% LAR : 40% CIR	30%	£3,371,858	£3,001,758	£2,963,515	£2,957,110	£2,804,142	£2,651,174
60% LAR : 40% CIR	35%	£2,802,786	£2,455,997	£2,417,833	£2,411,440	£2,258,782	£2,106,125
60% LAR : 40% CIR	50%	£1,088,414	£811,675	£773,677	£767,309	£615,317	£463,324

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£7,812,458	£7,302,903	£7,263,955	£7,257,432	£7,101,642	£6,945,852
60% LAR : 40% CIR	8%	£6,913,250	£6,440,813	£6,402,095	£6,395,610	£6,240,137	£6,085,663
60% LAR : 40% CIR	12%	£6,462,431	£6,008,572	£5,969,956	£5,963,489	£5,809,029	£5,654,567
60% LAR : 40% CIR	14%	£6,236,720	£5,792,154	£5,753,588	£5,747,129	£5,592,863	£5,438,598
60% LAR : 40% CIR	18%	£5,784,699	£5,358,730	£5,320,256	£5,313,812	£5,159,915	£5,006,018
60% LAR : 40% CIR	20%	£5,558,390	£5,141,725	£5,103,294	£5,096,858	£4,943,134	£4,789,410
60% LAR : 40% CIR	24%	£5,105,179	£4,707,132	£4,668,782	£4,662,359	£4,508,659	£4,354,959
60% LAR : 40% CIR	26%	£4,878,280	£4,489,545	£4,451,233	£4,444,817	£4,291,568	£4,138,319
60% LAR : 40% CIR	30%	£4,423,896	£4,053,796	£4,015,553	£4,009,148	£3,856,180	£3,703,212
60% LAR : 40% CIR	35%	£3,854,824	£3,508,035	£3,469,871	£3,463,478	£3,310,620	£3,158,163
60% LAR : 40% CIR	50%	£2,140,452	£1,863,713	£1,825,715	£1,819,347	£1,667,355	£1,515,362

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£8,349,374	£7,738,819	£7,699,871	£7,693,348	£7,537,558	£7,381,768
60% LAR : 40% CIR	8%	£7,349,166	£6,876,729	£6,838,011	£6,831,526	£6,676,653	£6,521,779
60% LAR : 40% CIR	12%	£6,898,347	£6,444,488	£6,405,872	£6,399,405	£6,244,945	£6,090,483
60% LAR : 40% CIR	14%	£6,672,636	£6,228,070	£6,189,504	£6,183,045	£6,028,779	£5,874,514
60% LAR : 40% CIR	18%	£6,220,615	£5,784,646	£5,746,172	£5,740,728	£5,586,531	£5,441,934
60% LAR : 40% CIR	20%	£5,994,306	£5,577,641	£5,539,210	£5,532,774	£5,379,050	£5,225,326
60% LAR : 40% CIR	24%	£5,541,095	£5,143,048	£5,104,698	£5,098,275	£4,944,875	£4,791,475
60% LAR : 40% CIR	26%	£5,314,196	£4,925,461	£4,887,149	£4,880,733	£4,727,484	£4,574,235
60% LAR : 40% CIR	30%	£4,859,812	£4,489,712	£4,451,469	£4,445,064	£4,292,096	£4,139,128
60% LAR : 40% CIR	35%	£4,290,740	£3,943,951	£3,905,787	£3,899,394	£3,746,736	£3,594,079
60% LAR : 40% CIR	50%	£2,576,368	£2,239,629	£2,201,631	£2,195,263	£2,042,271	£1,889,278

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£8,763,668	£8,254,113	£8,215,165	£8,208,642	£8,052,852	£7,897,062
60% LAR : 40% CIR	8%	£7,864,460	£7,392,023	£7,353,305	£7,346,820	£7,191,947	£7,037,073
60% LAR : 40% CIR	12%	£7,413,641	£6,959,782	£6,921,166	£6,914,699	£6,760,239	£6,605,777
60% LAR : 40% CIR	14%	£7,187,930	£6,743,364	£6,704,798	£6,698,339	£6,544,073	£6,389,808
60% LAR : 40% CIR	18%	£6,735,909	£6,309,840	£6,271,466	£6,265,022	£6,111,125	£5,957,228
60% LAR : 40% CIR	20%	£6,509,600	£6,092,935	£6,054,504	£6,048,068	£5,894,344	£5,740,620
60% LAR : 40% CIR	24%	£6,056,389	£5,658,342	£5,619,992	£5,613,569	£5,460,169	£5,306,769
60% LAR : 40% CIR	26%	£5,829,490	£5,440,755	£5,402,443	£5,396,027	£5,242,778	£5,089,529
60% LAR : 40% CIR	30%	£5,375,106	£5,005,006	£4,966,783	£4,960,358	£4,807,390	£4,654,422
60% LAR : 40% CIR	35%	£4,806,034	£4,459,245	£4,421,081	£4,414,688	£4,262,030	£4,109,373
60% LAR : 40% CIR	50%	£3,091,662	£2,814,923	£2,776,925	£2,770,557	£2,618,565	£2,466,572

LB Camden
Local Plan Viability Testing 2023

Rasi 5- 13 Flats	
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Value Area	Zone A - Higher Central Zone
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No Units	13
Site Area	0.03 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,501,217	£9,972,443	£9,933,495	£9,926,972	£9,771,182	£9,615,392
60% LAR : 40% CIR	8%	£9,505,856	£9,015,736	£8,977,018	£8,970,334	£8,815,860	£8,660,786
60% LAR : 40% CIR	12%	£9,006,959	£8,536,187	£8,467,571	£8,461,104	£8,306,630	£8,152,156
60% LAR : 40% CIR	14%	£8,757,209	£8,296,116	£8,257,549	£8,251,082	£8,096,608	£7,942,134
60% LAR : 40% CIR	18%	£8,257,111	£7,815,384	£7,776,909	£7,770,466	£7,616,569	£7,462,671
60% LAR : 40% CIR	20%	£8,006,764	£7,574,724	£7,536,293	£7,529,857	£7,376,133	£7,222,409
60% LAR : 40% CIR	24%	£7,505,477	£7,092,823	£7,054,473	£7,048,050	£6,894,650	£6,741,250
60% LAR : 40% CIR	26%	£7,254,539	£6,851,582	£6,813,269	£6,806,853	£6,653,604	£6,500,355
60% LAR : 40% CIR	30%	£6,752,077	£6,368,525	£6,330,282	£6,323,877	£6,170,909	£6,017,941
60% LAR : 40% CIR	35%	£6,122,910	£5,763,630	£5,725,465	£5,719,072	£5,566,414	£5,413,756
60% LAR : 40% CIR	50%	£4,228,250	£3,941,901	£3,903,903	£3,897,535	£3,745,543	£3,593,550

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,962,343	£7,433,569	£7,394,621	£7,388,098	£7,232,308	£7,076,518
60% LAR : 40% CIR	8%	£6,966,982	£6,476,862	£6,438,144	£6,431,660	£6,276,786	£6,121,912
60% LAR : 40% CIR	12%	£6,468,085	£5,997,313	£5,958,697	£5,952,230	£5,797,707	£5,643,309
60% LAR : 40% CIR	14%	£6,218,335	£5,757,242	£5,718,675	£5,712,216	£5,557,951	£5,403,685
60% LAR : 40% CIR	18%	£5,718,237	£5,276,510	£5,238,035	£5,231,592	£5,077,695	£4,923,797
60% LAR : 40% CIR	20%	£5,467,890	£5,035,850	£4,997,419	£4,990,983	£4,837,299	£4,683,535
60% LAR : 40% CIR	24%	£4,968,603	£4,533,949	£4,515,459	£4,509,176	£4,355,776	£4,202,376
60% LAR : 40% CIR	26%	£4,715,665	£4,312,708	£4,274,395	£4,267,979	£4,114,730	£3,961,481
60% LAR : 40% CIR	30%	£4,213,203	£3,829,651	£3,791,408	£3,785,003	£3,632,035	£3,479,067
60% LAR : 40% CIR	35%	£3,584,036	£3,224,756	£3,186,591	£3,180,198	£3,027,540	£2,874,882
60% LAR : 40% CIR	50%	£1,689,376	£1,403,027	£1,365,029	£1,358,661	£1,206,669	£1,054,676

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,014,381	£8,485,507	£8,446,659	£8,440,136	£8,284,346	£8,128,556
60% LAR : 40% CIR	8%	£8,019,020	£7,528,950	£7,490,182	£7,483,698	£7,328,824	£7,173,950
60% LAR : 40% CIR	12%	£7,520,123	£7,049,351	£7,010,735	£7,004,268	£6,849,808	£6,695,347
60% LAR : 40% CIR	14%	£7,270,373	£6,809,280	£6,770,713	£6,764,254	£6,609,989	£6,455,723
60% LAR : 40% CIR	18%	£6,770,275	£6,328,548	£6,290,073	£6,283,630	£6,129,733	£5,975,835
60% LAR : 40% CIR	20%	£6,519,928	£6,087,888	£6,049,457	£6,043,021	£5,889,297	£5,735,573
60% LAR : 40% CIR	24%	£6,018,641	£5,605,987	£5,567,637	£5,561,214	£5,407,614	£5,254,414
60% LAR : 40% CIR	26%	£5,767,703	£5,364,746	£5,326,433	£5,320,017	£5,166,768	£5,013,519
60% LAR : 40% CIR	30%	£5,265,241	£4,881,689	£4,843,446	£4,837,041	£4,684,073	£4,531,105
60% LAR : 40% CIR	35%	£4,636,074	£4,276,794	£4,238,629	£4,232,236	£4,079,578	£3,926,920
60% LAR : 40% CIR	50%	£2,741,414	£2,455,065	£2,417,067	£2,410,699	£2,258,707	£2,106,714

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,450,297	£8,921,523	£8,882,575	£8,876,052	£8,720,262	£8,564,472
60% LAR : 40% CIR	8%	£8,454,936	£7,964,816	£7,926,098	£7,919,614	£7,764,740	£7,609,866
60% LAR : 40% CIR	12%	£7,956,039	£7,485,267	£7,446,651	£7,440,184	£7,285,724	£7,131,264
60% LAR : 40% CIR	14%	£7,706,289	£7,245,196	£7,206,629	£7,200,170	£7,045,905	£6,891,639
60% LAR : 40% CIR	18%	£7,206,191	£6,764,464	£6,725,989	£6,719,546	£6,565,649	£6,411,751
60% LAR : 40% CIR	20%	£6,956,844	£6,523,804	£6,485,313	£6,478,937	£6,325,513	£6,171,489
60% LAR : 40% CIR	24%	£6,454,557	£6,041,903	£6,003,553	£5,997,130	£5,843,730	£5,690,330
60% LAR : 40% CIR	26%	£6,203,619	£5,800,662	£5,762,349	£5,755,933	£5,602,684	£5,449,435
60% LAR : 40% CIR	30%	£5,701,157	£5,317,605	£5,279,362	£5,272,957	£5,119,989	£4,967,021
60% LAR : 40% CIR	35%	£5,071,990	£4,712,710	£4,674,545	£4,668,152	£4,515,494	£4,362,836
60% LAR : 40% CIR	50%	£3,177,330	£2,890,981	£2,852,983	£2,846,615	£2,694,623	£2,542,630

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,965,591	£9,436,817	£9,397,869	£9,391,346	£9,235,556	£9,079,766
60% LAR : 40% CIR	8%	£8,970,230	£8,480,110	£8,441,392	£8,434,908	£8,280,034	£8,125,160
60% LAR : 40% CIR	12%	£8,471,333	£8,000,561	£7,961,945	£7,955,478	£7,801,018	£7,646,557
60% LAR : 40% CIR	14%	£8,221,583	£7,760,490	£7,721,923	£7,715,464	£7,561,199	£7,406,933
60% LAR : 40% CIR	18%	£7,721,485	£7,279,758	£7,241,283	£7,234,840	£7,080,943	£6,927,045
60% LAR : 40% CIR	20%	£7,471,138	£7,039,098	£7,000,667	£6,994,231	£6,840,507	£6,686,783
60% LAR : 40% CIR	24%	£6,969,851	£6,557,197	£6,518,847	£6,512,424	£6,359,024	£6,205,624
60% LAR : 40% CIR	26%	£6,718,913	£6,315,956	£6,277,643	£6,271,227	£6,117,978	£5,964,729
60% LAR : 40% CIR	30%	£6,216,451	£5,832,899	£5,794,656	£5,788,251	£5,635,283	£5,482,315
60% LAR : 40% CIR	35%	£5,587,284	£5,228,004	£5,189,839	£5,183,446	£5,030,788	£4,878,130
60% LAR : 40% CIR	50%	£3,692,624	£3,406,275	£3,368,277	£3,361,909	£3,209,917	£3,057,924

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
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No Units	15
Site Area	0.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£6,215,008	£5,899,255	£5,654,315	£5,646,789	£5,467,031	£5,287,272
60% LAR : 40% CIR	8%	£5,538,038	£5,059,347	£5,014,672	£5,007,190	£4,828,489	£4,649,788
60% LAR : 40% CIR	12%	£5,198,151	£4,738,013	£4,693,457	£4,685,994	£4,507,770	£4,329,546
60% LAR : 40% CIR	14%	£5,027,859	£4,577,004	£4,532,503	£4,525,050	£4,347,052	£4,169,053
60% LAR : 40% CIR	18%	£4,686,584	£4,254,304	£4,209,911	£4,202,476	£4,024,902	£3,847,328
60% LAR : 40% CIR	20%	£4,515,602	£4,092,616	£4,048,272	£4,040,846	£3,863,472	£3,686,098
60% LAR : 40% CIR	24%	£4,172,956	£3,768,368	£3,724,319	£3,716,906	£3,539,907	£3,362,907
60% LAR : 40% CIR	26%	£4,001,294	£3,606,209	£3,562,003	£3,554,599	£3,377,773	£3,200,947
60% LAR : 40% CIR	30%	£3,657,292	£3,280,827	£3,236,702	£3,229,310	£3,052,809	£2,875,531
60% LAR : 40% CIR	35%	£3,226,032	£2,872,861	£2,828,825	£2,821,448	£2,644,358	£2,467,527
60% LAR : 40% CIR	50%	£1,921,593	£1,634,625	£1,590,112	£1,582,653	£1,404,599	£1,228,547

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	2553170.696	£2,037,418	£1,992,477	£1,984,951	£1,805,193	£1,625,435
60% LAR : 40% CIR	8%	£1,876,201	£1,397,509	£1,352,835	£1,345,352	£1,166,652	£987,951
60% LAR : 40% CIR	12%	£1,536,313	£1,076,175	£1,031,819	£1,024,336	£845,633	£667,708
60% LAR : 40% CIR	14%	£1,366,022	£915,166	£870,666	£863,213	£685,214	£507,215
60% LAR : 40% CIR	18%	£1,024,746	£592,467	£548,073	£540,638	£363,065	£185,491
60% LAR : 40% CIR	20%	£883,765	£430,779	£386,435	£379,008	£201,635	£24,260
60% LAR : 40% CIR	24%	£511,119	£105,461	£59,461	£55,009	£-121,608	£-288,306
60% LAR : 40% CIR	26%	£330,456	£-55,051	£-59,655	£-107,238	£-254,064	£-460,590
60% LAR : 40% CIR	30%	£-4,545	£-381,011	£-425,136	£-432,527	£-609,029	£-798,307
60% LAR : 40% CIR	35%	£-435,806	£-788,976	£-833,012	£-840,389	£-1,017,480	£-1,196,311
60% LAR : 40% CIR	50%	£-1,740,244	£-2,027,212	£-2,071,726	£-2,079,185	£-2,297,238	£-2,435,291

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,070,533	£3,354,780	£3,509,840	£3,502,314	£3,322,556	£3,142,797
60% LAR : 40% CIR	8%	£3,393,563	£2,814,872	£2,870,197	£2,862,715	£2,684,014	£2,503,313
60% LAR : 40% CIR	12%	£3,053,676	£2,593,538	£2,548,962	£2,541,519	£2,363,295	£2,185,071
60% LAR : 40% CIR	14%	£2,883,384	£2,432,529	£2,388,028	£2,380,575	£2,202,577	£2,024,578
60% LAR : 40% CIR	18%	£2,542,109	£2,109,829	£2,065,436	£2,058,001	£1,880,427	£1,702,853
60% LAR : 40% CIR	20%	£2,371,127	£1,948,141	£1,903,797	£1,896,371	£1,718,997	£1,541,623
60% LAR : 40% CIR	24%	£2,028,481	£1,624,093	£1,579,844	£1,572,431	£1,395,432	£1,218,433
60% LAR : 40% CIR	26%	£1,856,819	£1,461,734	£1,417,528	£1,410,124	£1,233,298	£1,056,472
60% LAR : 40% CIR	30%	£1,512,817	£1,136,352	£1,092,227	£1,084,835	£908,334	£731,056
60% LAR : 40% CIR	35%	£1,081,557	£728,386	£684,350	£676,973	£499,883	£321,052
60% LAR : 40% CIR	50%	£-222,852	£-569,858	£-614,368	£-621,822	£-739,876	£-857,928

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,699,298	£4,183,505	£4,138,565	£4,131,039	£3,951,281	£3,771,522
60% LAR : 40% CIR	8%	£4,022,288	£3,543,597	£3,498,922	£3,491,440	£3,312,739	£3,134,038
60% LAR : 40% CIR	12%	£3,682,401	£3,222,263	£3,177,707	£3,170,244	£2,992,020	£2,813,796
60% LAR : 40% CIR	14%	£3,512,109	£3,061,254	£3,016,753	£3,009,300	£2,831,302	£2,653,303
60% LAR : 40% CIR	18%	£3,170,834	£2,738,554	£2,694,181	£2,686,726	£2,509,152	£2,331,578
60% LAR : 40% CIR	20%	£2,999,852	£2,576,866	£2,532,522	£2,525,096	£2,347,722	£2,170,348
60% LAR : 40% CIR	24%	£2,657,206	£2,252,818	£2,208,569	£2,201,156	£2,024,157	£1,847,157
60% LAR : 40% CIR	26%	£2,485,544	£2,090,459	£2,046,253	£2,038,849	£1,862,023	£1,685,197
60% LAR : 40% CIR	30%	£2,141,542	£1,765,077	£1,720,952	£1,713,560	£1,537,059	£1,359,781
60% LAR : 40% CIR	35%	£1,710,282	£1,337,111	£1,313,075	£1,305,698	£1,128,608	£949,777
60% LAR : 40% CIR	50%	£405,843	£118,875	£74,362	£66,903	£-111,151	£-283,203

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,801,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,442,471	£4,926,718	£4,881,777	£4,874,251	£4,694,493	£4,514,735
60% LAR : 40% CIR	8%	£4,765,501	£4,286,809	£4,242,135	£4,234,652	£4,055,952	£3,877,251
60% LAR : 40% CIR	12%	£4,425,613	£3,965,475	£3,920,919	£3,913,456	£3,735,233	£3,557,008
60% LAR : 40% CIR	14%	£4,255,322	£3,804,466	£3,759,966	£3,752,513	£3,574,514	£3,396,515
60% LAR : 40% CIR	18%	£3,914,046	£3,481,767	£3,437,313	£3,429,838	£3,252,365	£3,074,781
60% LAR : 40% CIR	20%	£3,743,065	£3,320,079	£3,275,735	£3,268,308	£3,090,935	£2,913,560
60% LAR : 40% CIR	24%	£3,400,419	£2,996,031	£2,951,781	£2,944,369	£2,767,370	£2,590,370
60% LAR : 40% CIR	26%	£3,228,756	£2,833,672	£2,789,465	£2,782,062	£2,605,236	£2,428,410
60% LAR : 40% CIR	30%	£2,884,755	£2,508,289	£2,464,164	£2,456,773	£2,280,271	£2,102,993
60% LAR : 40% CIR	35%	£2,453,494	£2,100,324	£2,056,288	£2,048,911	£1,871,820	£1,692,989
60% LAR : 40% CIR	50%	£1,149,056	£862,088	£817,574	£810,115	£632,062	£454,009

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats	
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Value Area	Zone A - Kings Cross Lower
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No Units	15
Site Area	0.04 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£6,215,008	£5,699,255	£5,054,315	£5,646,789	£5,467,031	£5,287,272
60% LAR : 40% CIR	12%	£5,838,038	£5,059,347	£5,014,672	£5,007,190	£4,826,489	£4,649,788
60% LAR : 40% CIR	14%	£5,027,859	£4,577,004	£4,532,503	£4,525,050	£4,347,052	£4,169,053
60% LAR : 40% CIR	18%	£4,686,584	£4,254,304	£4,209,911	£4,202,476	£4,024,902	£3,847,328
60% LAR : 40% CIR	20%	£4,515,602	£4,092,616	£4,048,272	£4,040,846	£3,863,472	£3,686,098
60% LAR : 40% CIR	24%	£4,172,956	£3,768,568	£3,724,319	£3,716,906	£3,539,907	£3,362,907
60% LAR : 40% CIR	26%	£4,001,294	£3,606,209	£3,562,003	£3,554,599	£3,377,773	£3,200,947
60% LAR : 40% CIR	30%	£3,657,292	£3,280,827	£3,236,702	£3,229,310	£3,052,809	£2,875,531
60% LAR : 40% CIR	35%	£3,226,032	£2,872,861	£2,828,825	£2,821,448	£2,644,358	£2,465,527
60% LAR : 40% CIR	50%	£1,921,993	£1,634,625	£1,590,112	£1,582,653	£1,404,599	£1,226,547

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,553,171	£2,037,418	£1,992,477	£1,984,951	£1,805,193	£1,625,435
60% LAR : 40% CIR	8%	£1,876,201	£1,397,509	£1,352,835	£1,345,352	£1,166,552	£987,951
60% LAR : 40% CIR	12%	£1,536,313	£1,078,175	£1,031,619	£1,024,156	£845,953	£667,708
60% LAR : 40% CIR	14%	£1,366,022	£915,166	£870,666	£863,213	£685,214	£507,215
60% LAR : 40% CIR	18%	£1,024,746	£592,467	£548,073	£540,638	£363,065	£185,491
60% LAR : 40% CIR	20%	£883,765	£430,779	£386,435	£379,008	£201,635	£24,260
60% LAR : 40% CIR	24%	£511,119	£106,731	£52,481	£55,069	£11,685	£-268,266
60% LAR : 40% CIR	26%	£339,456	£-35,628	£-39,835	£-107,235	£-354,064	£-480,850
60% LAR : 40% CIR	30%	£-4,545	£-381,011	£-425,136	£-432,527	£-609,029	£-786,307
60% LAR : 40% CIR	35%	£-835,806	£-788,976	£-833,012	£-840,389	£-1,017,480	£-1,196,311
60% LAR : 40% CIR	50%	£-1,740,244	£-2,027,212	£-2,071,726	£-2,079,185	£-2,297,238	£-2,435,291

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,070,533	£3,554,780	£3,509,840	£3,502,314	£3,322,556	£3,142,797
60% LAR : 40% CIR	8%	£3,393,563	£2,914,872	£2,870,197	£2,862,715	£2,684,014	£2,505,313
60% LAR : 40% CIR	12%	£3,053,676	£2,593,538	£2,548,982	£2,541,519	£2,363,295	£2,185,071
60% LAR : 40% CIR	14%	£2,883,384	£2,432,529	£2,388,028	£2,380,575	£2,202,577	£2,024,578
60% LAR : 40% CIR	18%	£2,542,109	£2,109,829	£2,065,436	£2,058,001	£1,880,427	£1,702,853
60% LAR : 40% CIR	20%	£2,371,127	£1,948,141	£1,903,787	£1,896,371	£1,718,897	£1,541,623
60% LAR : 40% CIR	24%	£2,028,481	£1,624,093	£1,579,644	£1,572,431	£1,395,432	£1,218,432
60% LAR : 40% CIR	26%	£1,856,819	£1,461,734	£1,417,528	£1,410,124	£1,233,298	£1,056,472
60% LAR : 40% CIR	30%	£1,512,817	£1,136,352	£1,092,227	£1,084,835	£908,334	£731,056
60% LAR : 40% CIR	35%	£1,081,557	£728,396	£684,350	£676,973	£499,883	£321,052
60% LAR : 40% CIR	50%	£-229,862	£-569,850	£-554,363	£-561,622	£-739,876	£-917,928

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,689,258	£4,183,505	£4,138,565	£4,131,039	£3,951,281	£3,771,522
60% LAR : 40% CIR	8%	£4,022,288	£3,543,597	£3,498,922	£3,491,440	£3,312,739	£3,134,038
60% LAR : 40% CIR	12%	£3,682,401	£3,222,263	£3,177,707	£3,170,244	£2,992,020	£2,813,796
60% LAR : 40% CIR	14%	£3,512,109	£3,061,254	£3,016,753	£3,009,300	£2,831,302	£2,653,303
60% LAR : 40% CIR	18%	£3,170,834	£2,738,554	£2,694,181	£2,686,726	£2,509,152	£2,331,578
60% LAR : 40% CIR	20%	£2,999,852	£2,576,866	£2,532,592	£2,525,098	£2,347,722	£2,170,348
60% LAR : 40% CIR	24%	£2,657,206	£2,252,818	£2,208,569	£2,201,156	£2,024,157	£1,847,157
60% LAR : 40% CIR	26%	£2,485,544	£2,090,459	£2,046,253	£2,038,849	£1,862,023	£1,685,197
60% LAR : 40% CIR	30%	£2,141,542	£1,765,077	£1,720,952	£1,713,560	£1,537,059	£1,359,781
60% LAR : 40% CIR	35%	£1,710,282	£1,337,111	£1,313,075	£1,305,698	£1,128,908	£949,777
60% LAR : 40% CIR	50%	£405,843	£118,875	£74,362	£68,903	£-111,151	£-285,203

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,442,471	£4,926,718	£4,881,777	£4,874,251	£4,694,493	£4,514,735
60% LAR : 40% CIR	8%	£4,765,501	£4,286,809	£4,242,135	£4,234,652	£4,055,952	£3,877,251
60% LAR : 40% CIR	12%	£4,425,613	£3,965,475	£3,920,919	£3,913,456	£3,735,233	£3,557,008
60% LAR : 40% CIR	14%	£4,255,322	£3,804,466	£3,759,966	£3,752,513	£3,574,514	£3,396,515
60% LAR : 40% CIR	18%	£3,914,046	£3,481,767	£3,437,373	£3,429,938	£3,252,365	£3,074,791
60% LAR : 40% CIR	20%	£3,743,065	£3,320,079	£3,275,735	£3,268,308	£3,090,935	£2,913,560
60% LAR : 40% CIR	24%	£3,400,419	£2,996,031	£2,951,781	£2,944,369	£2,767,370	£2,590,370
60% LAR : 40% CIR	26%	£3,228,756	£2,833,672	£2,789,465	£2,782,062	£2,605,236	£2,428,410
60% LAR : 40% CIR	30%	£2,884,755	£2,508,289	£2,464,164	£2,456,773	£2,280,271	£2,102,993
60% LAR : 40% CIR	35%	£2,453,494	£2,100,324	£2,056,288	£2,048,911	£1,871,620	£1,694,399
60% LAR : 40% CIR	50%	£1,149,056	£862,088	£817,574	£810,115	£632,062	£454,009

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone A - Kings Cross Higher
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No Units	15
Site Area	0.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£7,255,134	£6,722,748	£6,677,809	£6,670,282	£6,490,524	£6,310,767
60% LAR : 40% CIR	12%	£6,494,954	£6,000,962	£5,956,286	£5,948,804	£5,770,103	£5,591,403
60% LAR : 40% CIR	14%	£6,113,460	£5,638,687	£5,594,132	£5,586,669	£5,408,444	£5,230,221
60% LAR : 40% CIR	18%	£5,922,367	£5,457,208	£5,412,708	£5,405,255	£5,227,256	£5,049,257
60% LAR : 40% CIR	20%	£5,539,486	£5,093,569	£5,049,176	£5,041,741	£4,864,167	£4,686,593
60% LAR : 40% CIR	24%	£5,347,703	£4,911,412	£4,867,068	£4,859,641	£4,682,266	£4,504,893
60% LAR : 40% CIR	26%	£4,963,452	£4,546,424	£4,502,173	£4,494,762	£4,317,762	£4,140,762
60% LAR : 40% CIR	30%	£4,770,986	£4,363,595	£4,319,388	£4,311,984	£4,135,158	£3,958,333
60% LAR : 40% CIR	35%	£4,385,380	£3,997,272	£3,953,147	£3,945,756	£3,769,254	£3,592,753
60% LAR : 40% CIR	50%	£3,902,113	£3,538,132	£3,494,096	£3,486,719	£3,310,576	£3,134,432
60% LAR : 40% CIR	50%	£2,444,055	£2,151,132	£2,106,619	£2,099,160	£1,921,107	£1,745,055

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,593,296	£3,060,911	£3,015,972	£3,008,444	£2,828,686	£2,648,929
60% LAR : 40% CIR	8%	£2,833,116	£2,339,124	£2,294,448	£2,286,966	£2,106,265	£1,926,566
60% LAR : 40% CIR	12%	£2,451,823	£1,976,850	£1,932,294	£1,924,831	£1,744,607	£1,564,383
60% LAR : 40% CIR	14%	£2,260,529	£1,795,371	£1,750,870	£1,743,417	£1,563,419	£1,383,240
60% LAR : 40% CIR	18%	£1,877,649	£1,431,731	£1,387,338	£1,379,903	£1,202,329	£1,024,756
60% LAR : 40% CIR	20%	£1,685,865	£1,249,574	£1,205,230	£1,197,803	£1,020,429	£843,056
60% LAR : 40% CIR	24%	£1,301,615	£884,586	£840,336	£832,924	£655,524	£478,924
60% LAR : 40% CIR	26%	£1,109,149	£701,757	£657,551	£650,147	£473,321	£296,456
60% LAR : 40% CIR	30%	£723,543	£335,435	£291,310	£283,918	£107,417	£-69,085
60% LAR : 40% CIR	35%	£240,275	£-123,705	£-167,741	£-175,118	£-351,262	£-527,405
60% LAR : 40% CIR	50%	£-1,217,783	£-1,516,795	£-1,555,218	£-1,562,678	£-1,746,730	£-1,918,783

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,110,659	£4,578,273	£4,533,334	£4,525,807	£4,346,049	£4,166,292
60% LAR : 40% CIR	8%	£4,350,479	£3,856,487	£3,811,811	£3,804,329	£3,624,628	£3,444,929
60% LAR : 40% CIR	12%	£3,968,985	£3,494,212	£3,449,657	£3,442,194	£3,263,969	£3,085,746
60% LAR : 40% CIR	14%	£3,777,892	£3,312,733	£3,268,233	£3,260,780	£3,082,781	£2,904,782
60% LAR : 40% CIR	18%	£3,395,011	£2,949,094	£2,904,701	£2,897,266	£2,717,692	£2,542,118
60% LAR : 40% CIR	20%	£3,003,226	£2,766,937	£2,722,493	£2,715,166	£2,535,791	£2,360,418
60% LAR : 40% CIR	24%	£2,618,577	£2,401,949	£2,357,698	£2,350,287	£2,173,287	£1,998,287
60% LAR : 40% CIR	26%	£2,626,511	£2,219,120	£2,174,913	£2,167,509	£1,990,683	£1,815,588
60% LAR : 40% CIR	30%	£2,240,905	£1,852,797	£1,808,672	£1,801,281	£1,624,779	£1,448,278
60% LAR : 40% CIR	35%	£1,757,638	£1,393,657	£1,349,621	£1,342,244	£1,166,101	£989,957
60% LAR : 40% CIR	50%	£299,590	£6,657	£-69,856	£-146,315	£-223,468	£-401,426

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,139,384	£5,206,989	£5,162,059	£5,154,532	£4,974,774	£4,795,017
60% LAR : 40% CIR	8%	£4,979,204	£4,485,212	£4,440,536	£4,433,054	£4,254,353	£4,075,653
60% LAR : 40% CIR	12%	£4,597,710	£4,122,937	£4,078,382	£4,070,919	£3,892,694	£3,714,471
60% LAR : 40% CIR	14%	£4,406,617	£3,941,458	£3,896,958	£3,889,505	£3,711,506	£3,533,507
60% LAR : 40% CIR	18%	£4,023,736	£3,577,919	£3,533,426	£3,525,991	£3,349,417	£3,170,843
60% LAR : 40% CIR	20%	£3,831,953	£3,395,662	£3,351,319	£3,343,891	£3,168,516	£2,989,143
60% LAR : 40% CIR	24%	£3,447,702	£3,030,674	£2,986,423	£2,979,012	£2,802,012	£2,625,012
60% LAR : 40% CIR	26%	£3,255,236	£2,847,845	£2,803,638	£2,796,234	£2,619,408	£2,442,583
60% LAR : 40% CIR	30%	£2,869,630	£2,481,522	£2,437,397	£2,430,006	£2,253,504	£2,077,003
60% LAR : 40% CIR	35%	£2,386,363	£2,022,362	£1,978,346	£1,970,959	£1,794,826	£1,618,692
60% LAR : 40% CIR	50%	£928,305	£835,382	£890,869	£883,410	£405,357	£227,305

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£6,482,596	£5,950,211	£5,905,272	£5,897,744	£5,717,986	£5,538,229
60% LAR : 40% CIR	8%	£5,722,416	£5,228,424	£5,183,748	£5,176,266	£4,997,565	£4,818,866
60% LAR : 40% CIR	12%	£5,340,923	£4,866,150	£4,821,594	£4,814,131	£4,635,907	£4,457,683
60% LAR : 40% CIR	14%	£5,149,829	£4,684,671	£4,640,170	£4,632,717	£4,454,719	£4,276,720
60% LAR : 40% CIR	18%	£4,768,949	£4,321,031	£4,276,638	£4,269,203	£4,091,629	£3,914,056
60% LAR : 40% CIR	20%	£4,575,165	£4,138,874	£4,094,530	£4,087,103	£3,909,729	£3,732,356
60% LAR : 40% CIR	24%	£4,190,915	£3,773,886	£3,729,636	£3,722,224	£3,545,224	£3,368,224
60% LAR : 40% CIR	26%	£3,998,449	£3,591,057	£3,546,851	£3,539,447	£3,362,621	£3,185,796
60% LAR : 40% CIR	30%	£3,612,843	£3,224,735	£3,180,610	£3,173,218	£2,996,717	£2,820,215
60% LAR : 40% CIR	35%	£3,129,575	£2,765,595	£2,721,559	£2,714,182	£2,538,038	£2,361,895
60% LAR : 40% CIR	50%	£1,671,517	£1,378,595	£1,334,082	£1,326,622	£1,148,570	£970,517

LB Camden
Local Plan Viability Testing 2023

Rasi 6 - 15 Flats	
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Value Area	Zone A - Lower Central Zone
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No Units	15
Site Area	0.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,295,259	£7,746,243	£7,701,303	£7,693,776	£7,514,018	£7,334,260
60% LAR : 40% CIR	8%	£7,451,869	£6,942,575	£6,897,901	£6,890,418	£6,711,716	£6,533,017
60% LAR : 40% CIR	12%	£7,028,771	£6,539,361	£6,494,806	£6,487,344	£6,308,119	£6,130,895
60% LAR : 40% CIR	14%	£6,816,874	£6,337,413	£6,292,912	£6,285,460	£6,107,461	£5,929,462
60% LAR : 40% CIR	18%	£6,392,389	£5,932,834	£5,888,440	£5,881,005	£5,703,432	£5,525,858
60% LAR : 40% CIR	20%	£6,179,804	£5,730,296	£5,685,863	£5,678,436	£5,501,062	£5,323,687
60% LAR : 40% CIR	24%	£5,753,948	£5,324,278	£5,281,029	£5,273,617	£5,095,917	£4,918,617
60% LAR : 40% CIR	26%	£5,540,679	£5,120,980	£5,076,774	£5,069,370	£4,892,544	£4,715,719
60% LAR : 40% CIR	30%	£5,113,467	£4,713,719	£4,669,593	£4,662,201	£4,485,700	£4,309,198
60% LAR : 40% CIR	35%	£4,578,195	£4,203,403	£4,159,367	£4,151,990	£3,975,847	£3,799,702
60% LAR : 40% CIR	50%	£2,964,118	£2,664,331	£2,620,487	£2,613,139	£2,437,615	£2,259,563

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,633,422	£4,084,405	£4,039,465	£4,031,939	£3,852,181	£3,672,423
60% LAR : 40% CIR	8%	£3,790,032	£3,280,738	£3,235,063	£3,228,581	£3,049,880	£2,871,179
60% LAR : 40% CIR	12%	£3,366,934	£2,877,524	£2,832,968	£2,826,506	£2,647,282	£2,468,057
60% LAR : 40% CIR	14%	£3,155,037	£2,675,575	£2,631,075	£2,623,622	£2,445,623	£2,267,265
60% LAR : 40% CIR	18%	£2,730,552	£2,270,996	£2,226,603	£2,219,168	£2,041,594	£1,864,021
60% LAR : 40% CIR	20%	£2,517,966	£2,068,369	£2,024,026	£2,016,599	£1,839,224	£1,661,850
60% LAR : 40% CIR	24%	£2,092,110	£1,662,441	£1,618,191	£1,610,760	£1,433,780	£1,256,780
60% LAR : 40% CIR	26%	£1,878,842	£1,459,143	£1,414,937	£1,407,532	£1,230,706	£1,053,681
60% LAR : 40% CIR	30%	£1,451,630	£1,051,881	£1,007,755	£1,000,364	£823,862	£647,361
60% LAR : 40% CIR	35%	£916,358	£541,566	£497,530	£490,153	£314,009	£137,865
60% LAR : 40% CIR	50%	£697,720	£397,597	£1,041,351	£1,048,698	£1,224,222	£1,402,275

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,150,784	£5,601,768	£5,556,828	£5,549,301	£5,369,543	£5,189,785
60% LAR : 40% CIR	8%	£5,307,394	£4,798,100	£4,753,426	£4,745,943	£4,567,243	£4,388,542
60% LAR : 40% CIR	12%	£4,884,296	£4,394,886	£4,350,331	£4,342,869	£4,164,644	£3,986,420
60% LAR : 40% CIR	14%	£4,672,399	£4,192,938	£4,148,437	£4,140,985	£3,962,986	£3,784,987
60% LAR : 40% CIR	18%	£4,247,914	£3,788,359	£3,743,965	£3,736,530	£3,558,957	£3,381,383
60% LAR : 40% CIR	20%	£4,036,329	£3,585,731	£3,541,388	£3,533,961	£3,356,887	£3,179,212
60% LAR : 40% CIR	24%	£3,609,473	£3,179,803	£3,135,554	£3,128,142	£2,951,142	£2,774,142
60% LAR : 40% CIR	26%	£3,396,204	£2,976,505	£2,932,299	£2,924,895	£2,748,069	£2,571,244
60% LAR : 40% CIR	30%	£2,968,992	£2,569,244	£2,525,118	£2,517,726	£2,341,225	£2,164,723
60% LAR : 40% CIR	35%	£2,433,720	£2,058,928	£2,014,892	£2,007,515	£1,831,372	£1,655,227
60% LAR : 40% CIR	50%	£819,843	£519,856	£476,012	£468,864	£293,140	£115,088

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,779,509	£6,230,493	£6,185,553	£6,178,026	£5,998,268	£5,818,510
60% LAR : 40% CIR	8%	£5,936,119	£5,426,825	£5,382,151	£5,374,668	£5,195,968	£5,017,267
60% LAR : 40% CIR	12%	£5,513,021	£5,023,611	£4,979,056	£4,971,594	£4,793,369	£4,615,145
60% LAR : 40% CIR	14%	£5,301,124	£4,821,663	£4,777,162	£4,769,710	£4,591,711	£4,413,712
60% LAR : 40% CIR	18%	£4,876,639	£4,417,084	£4,372,690	£4,365,265	£4,187,592	£4,010,108
60% LAR : 40% CIR	20%	£4,664,054	£4,214,456	£4,170,113	£4,162,688	£3,985,312	£3,807,937
60% LAR : 40% CIR	24%	£4,238,198	£3,808,528	£3,764,279	£3,756,867	£3,579,867	£3,402,867
60% LAR : 40% CIR	26%	£4,024,929	£3,605,230	£3,561,024	£3,553,620	£3,376,794	£3,199,969
60% LAR : 40% CIR	30%	£3,597,717	£3,197,969	£3,153,843	£3,146,451	£2,969,950	£2,793,448
60% LAR : 40% CIR	35%	£3,062,445	£2,687,653	£2,643,617	£2,636,240	£2,460,097	£2,283,952
60% LAR : 40% CIR	50%	£1,448,368	£1,148,581	£1,104,737	£1,097,389	£921,865	£743,813

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,522,722	£6,973,705	£6,928,765	£6,921,239	£6,741,481	£6,561,723
60% LAR : 40% CIR	8%	£6,679,332	£6,170,038	£6,125,363	£6,117,881	£5,939,180	£5,760,479
60% LAR : 40% CIR	12%	£6,256,234	£5,766,824	£5,722,268	£5,714,806	£5,536,582	£5,358,357
60% LAR : 40% CIR	14%	£6,044,337	£5,564,875	£5,520,375	£5,512,922	£5,334,823	£5,156,925
60% LAR : 40% CIR	18%	£5,619,852	£5,160,296	£5,115,903	£5,108,468	£4,930,894	£4,753,321
60% LAR : 40% CIR	20%	£5,407,266	£4,957,669	£4,913,326	£4,905,899	£4,728,524	£4,551,150
60% LAR : 40% CIR	24%	£4,981,410	£4,551,741	£4,507,491	£4,500,080	£4,323,080	£4,146,080
60% LAR : 40% CIR	26%	£4,768,142	£4,348,443	£4,304,237	£4,296,832	£4,120,006	£3,943,181
60% LAR : 40% CIR	30%	£4,340,930	£3,941,181	£3,897,055	£3,889,664	£3,713,162	£3,536,661
60% LAR : 40% CIR	35%	£3,805,658	£3,430,886	£3,386,830	£3,379,453	£3,203,309	£3,027,165
60% LAR : 40% CIR	50%	£2,191,580	£1,891,793	£1,847,949	£1,840,602	£1,665,078	£1,487,025

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone A - Medium Central Zone
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No Units	15
Site Area	0.04 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,722,219	£10,134,395	£10,089,455	£10,081,928	£9,902,170	£9,722,412
60% LAR : 40% CIR	8%	£9,684,672	£9,139,676	£9,095,000	£9,087,518	£8,908,817	£8,730,117
60% LAR : 40% CIR	12%	£9,164,496	£8,640,935	£8,596,379	£8,588,917	£8,410,693	£8,232,469
60% LAR : 40% CIR	14%	£8,904,060	£8,391,223	£8,346,724	£8,339,270	£8,161,217	£7,983,273
60% LAR : 40% CIR	18%	£8,382,497	£7,891,119	£7,846,725	£7,839,290	£7,661,717	£7,484,143
60% LAR : 40% CIR	20%	£8,121,372	£7,640,728	£7,596,384	£7,588,957	£7,411,884	£7,234,209
60% LAR : 40% CIR	24%	£7,598,437	£7,139,275	£7,095,024	£7,087,613	£6,910,613	£6,733,613
60% LAR : 40% CIR	26%	£7,336,629	£6,888,213	£6,844,007	£6,836,602	£6,659,777	£6,482,951
60% LAR : 40% CIR	30%	£6,812,339	£6,385,425	£6,341,299	£6,333,908	£6,157,406	£5,980,905
60% LAR : 40% CIR	35%	£6,155,718	£5,755,702	£5,711,666	£5,704,289	£5,528,146	£5,352,002
60% LAR : 40% CIR	50%	£4,177,598	£3,858,406	£3,814,562	£3,807,215	£3,631,839	£3,456,462

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,060,382	£6,472,557	£6,427,618	£6,420,091	£6,240,333	£6,060,575
60% LAR : 40% CIR	8%	£6,022,835	£5,477,838	£5,433,163	£5,425,680	£5,246,979	£5,068,280
60% LAR : 40% CIR	12%	£5,502,659	£4,979,098	£4,934,542	£4,927,060	£4,748,855	£4,570,652
60% LAR : 40% CIR	14%	£5,242,223	£4,729,386	£4,684,887	£4,677,433	£4,499,434	£4,321,435
60% LAR : 40% CIR	18%	£4,720,660	£4,229,281	£4,184,888	£4,177,453	£3,999,879	£3,822,305
60% LAR : 40% CIR	20%	£4,459,534	£3,978,891	£3,934,547	£3,927,120	£3,749,746	£3,572,372
60% LAR : 40% CIR	24%	£3,936,600	£3,477,437	£3,433,187	£3,425,775	£3,248,175	£3,071,175
60% LAR : 40% CIR	26%	£3,674,792	£3,226,376	£3,182,169	£3,174,764	£2,997,539	£2,821,114
60% LAR : 40% CIR	30%	£3,150,502	£2,723,588	£2,679,462	£2,672,070	£2,495,569	£2,319,067
60% LAR : 40% CIR	35%	£2,493,881	£2,093,864	£2,049,829	£2,042,452	£1,866,308	£1,690,165
60% LAR : 40% CIR	50%	£515,760	£196,569	£152,725	£145,377	£24,999	£205,375

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,577,744	£7,989,920	£7,944,980	£7,937,453	£7,757,695	£7,577,937
60% LAR : 40% CIR	8%	£7,540,197	£6,995,201	£6,950,525	£6,943,043	£6,764,342	£6,585,642
60% LAR : 40% CIR	12%	£7,020,021	£6,496,460	£6,451,904	£6,444,442	£6,266,218	£6,087,994
60% LAR : 40% CIR	14%	£6,759,585	£6,246,748	£6,202,249	£6,194,795	£6,016,796	£5,838,798
60% LAR : 40% CIR	18%	£6,238,022	£5,746,644	£5,702,250	£5,694,815	£5,517,242	£5,339,668
60% LAR : 40% CIR	20%	£5,976,897	£5,496,383	£5,451,999	£5,444,482	£5,267,109	£5,089,734
60% LAR : 40% CIR	24%	£5,455,962	£4,994,600	£4,950,549	£4,943,136	£4,766,138	£4,589,138
60% LAR : 40% CIR	26%	£5,192,154	£4,743,738	£4,699,532	£4,692,127	£4,515,302	£4,338,476
60% LAR : 40% CIR	30%	£4,667,864	£4,240,950	£4,196,824	£4,189,433	£4,012,931	£3,836,430
60% LAR : 40% CIR	35%	£4,011,243	£3,611,227	£3,567,191	£3,559,814	£3,383,671	£3,207,527
60% LAR : 40% CIR	50%	£2,033,123	£1,713,931	£1,670,087	£1,662,740	£1,487,364	£1,311,987

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,206,469	£8,818,645	£8,573,705	£8,566,178	£8,386,420	£8,206,662
60% LAR : 40% CIR	8%	£8,168,922	£7,623,926	£7,579,250	£7,571,768	£7,393,067	£7,214,367
60% LAR : 40% CIR	12%	£7,648,746	£7,125,185	£7,080,629	£7,073,167	£6,894,943	£6,716,719
60% LAR : 40% CIR	14%	£7,388,310	£6,875,473	£6,830,974	£6,823,520	£6,645,521	£6,467,523
60% LAR : 40% CIR	18%	£6,866,747	£6,375,883	£6,330,975	£6,323,540	£6,145,967	£5,968,393
60% LAR : 40% CIR	20%	£6,605,622	£6,124,978	£6,080,634	£6,073,207	£5,895,634	£5,718,459
60% LAR : 40% CIR	24%	£6,082,687	£5,623,525	£5,579,274	£5,571,863	£5,394,863	£5,217,863
60% LAR : 40% CIR	26%	£5,820,879	£5,372,463	£5,328,257	£5,320,852	£5,144,027	£4,967,201
60% LAR : 40% CIR	30%	£5,296,589	£4,869,675	£4,825,549	£4,818,158	£4,641,656	£4,465,155
60% LAR : 40% CIR	35%	£4,639,960	£4,239,952	£4,195,916	£4,188,539	£4,012,396	£3,836,252
60% LAR : 40% CIR	50%	£2,661,848	£2,342,656	£2,298,812	£2,291,465	£2,116,089	£1,940,712

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,949,682	£9,361,857	£9,316,918	£9,309,391	£9,128,633	£8,949,875
60% LAR : 40% CIR	8%	£8,912,135	£8,367,138	£8,322,463	£8,314,980	£8,136,279	£7,957,580
60% LAR : 40% CIR	12%	£8,391,959	£7,868,398	£7,823,842	£7,816,380	£7,638,155	£7,459,932
60% LAR : 40% CIR	14%	£8,131,523	£7,618,686	£7,574,187	£7,566,733	£7,388,794	£7,210,735
60% LAR : 40% CIR	18%	£7,609,960	£7,118,581	£7,074,188	£7,066,753	£6,889,179	£6,711,605
60% LAR : 40% CIR	20%	£7,348,834	£6,868,191	£6,823,847	£6,816,420	£6,639,046	£6,461,672
60% LAR : 40% CIR	24%	£6,825,900	£6,366,737	£6,322,487	£6,315,075	£6,138,075	£5,961,075
60% LAR : 40% CIR	26%	£6,564,092	£6,115,676	£6,071,469	£6,064,064	£5,887,239	£5,710,414
60% LAR : 40% CIR	30%	£6,039,802	£5,612,888	£5,568,762	£5,561,370	£5,384,869	£5,208,367
60% LAR : 40% CIR	35%	£5,383,181	£4,953,164	£4,909,129	£4,901,752	£4,725,008	£4,548,465
60% LAR : 40% CIR	50%	£3,405,060	£3,085,869	£3,042,025	£3,034,677	£2,859,301	£2,683,925

LB Camden
Local Plan Viability Testing 2023

Rasi 6 - 15 Flats	
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Value Area	Zone A - Higher Central Zone
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No Units	15
Site Area	0.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,109,054	£11,499,052	£11,454,113	£11,446,586	£11,266,829	£11,087,071
60% LAR : 40% CIR	8%	£10,960,560	£10,395,161	£10,359,486	£10,343,003	£10,164,303	£9,985,603
60% LAR : 40% CIR	12%	£10,384,910	£9,841,535	£9,797,279	£9,789,817	£9,611,592	£9,433,368
60% LAR : 40% CIR	14%	£10,096,737	£9,564,830	£9,520,330	£9,512,876	£9,334,878	£9,156,880
60% LAR : 40% CIR	18%	£9,519,701	£9,010,139	£8,965,745	£8,958,309	£8,780,736	£8,603,162
60% LAR : 40% CIR	20%	£9,230,838	£8,732,455	£8,688,111	£8,680,684	£8,503,310	£8,325,936
60% LAR : 40% CIR	24%	£8,652,431	£8,176,515	£8,132,165	£8,124,753	£7,947,753	£7,770,753
60% LAR : 40% CIR	26%	£8,362,687	£7,898,060	£7,853,854	£7,846,449	£7,669,624	£7,492,798
60% LAR : 40% CIR	30%	£7,783,124	£7,340,685	£7,296,560	£7,289,169	£7,112,667	£6,936,166
60% LAR : 40% CIR	35%	£7,057,161	£6,642,730	£6,598,694	£6,591,317	£6,415,173	£6,239,030
60% LAR : 40% CIR	50%	£4,871,015	£4,540,736	£4,496,892	£4,489,545	£4,314,167	£4,138,791

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,447,216	£7,837,215	£7,792,276	£7,784,748	£7,604,991	£7,425,233
60% LAR : 40% CIR	8%	£7,298,723	£6,733,324	£6,689,648	£6,681,166	£6,502,465	£6,323,765
60% LAR : 40% CIR	12%	£6,723,073	£6,179,997	£6,135,441	£6,127,979	£5,949,758	£5,771,539
60% LAR : 40% CIR	14%	£6,434,900	£5,902,992	£5,858,493	£5,851,039	£5,673,040	£5,495,042
60% LAR : 40% CIR	18%	£5,857,864	£5,348,301	£5,303,908	£5,296,472	£5,118,898	£4,941,324
60% LAR : 40% CIR	20%	£5,569,001	£5,070,617	£5,026,273	£5,018,846	£4,841,473	£4,664,099
60% LAR : 40% CIR	24%	£4,992,363	£4,514,576	£4,470,327	£4,462,916	£4,285,916	£4,108,916
60% LAR : 40% CIR	26%	£4,701,049	£4,236,223	£4,192,016	£4,184,611	£4,007,786	£3,830,961
60% LAR : 40% CIR	30%	£4,121,286	£3,678,848	£3,634,723	£3,627,331	£3,450,830	£3,274,328
60% LAR : 40% CIR	35%	£3,395,324	£2,980,892	£2,936,856	£2,929,479	£2,753,336	£2,577,192
60% LAR : 40% CIR	50%	£1,209,177	£878,899	£835,055	£827,707	£652,330	£476,954

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,964,579	£9,354,577	£9,309,638	£9,302,111	£9,122,354	£8,942,596
60% LAR : 40% CIR	8%	£8,816,085	£8,250,686	£8,205,011	£8,197,528	£8,019,829	£7,841,129
60% LAR : 40% CIR	12%	£8,240,435	£7,697,360	£7,652,804	£7,645,342	£7,467,117	£7,288,893
60% LAR : 40% CIR	14%	£7,952,262	£7,420,355	£7,375,855	£7,368,401	£7,190,403	£7,012,405
60% LAR : 40% CIR	18%	£7,375,226	£6,865,664	£6,821,270	£6,813,834	£6,636,261	£6,458,687
60% LAR : 40% CIR	20%	£7,086,363	£6,587,980	£6,543,696	£6,536,209	£6,358,836	£6,181,461
60% LAR : 40% CIR	24%	£6,507,956	£6,031,940	£5,987,690	£5,980,278	£5,803,278	£5,626,278
60% LAR : 40% CIR	26%	£6,218,412	£5,753,585	£5,709,379	£5,701,974	£5,525,149	£5,348,323
60% LAR : 40% CIR	30%	£5,638,649	£5,196,210	£5,152,085	£5,144,694	£4,968,192	£4,791,691
60% LAR : 40% CIR	35%	£4,912,686	£4,498,255	£4,454,219	£4,446,842	£4,270,698	£4,094,555
60% LAR : 40% CIR	50%	£2,726,540	£2,398,261	£2,352,417	£2,345,070	£2,169,692	£1,994,316

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,593,204	£9,983,302	£9,938,363	£9,930,836	£9,751,079	£9,571,321
60% LAR : 40% CIR	8%	£9,444,810	£8,879,411	£8,834,736	£8,827,253	£8,648,553	£8,469,853
60% LAR : 40% CIR	12%	£8,869,160	£8,326,085	£8,281,529	£8,274,067	£8,095,842	£7,917,618
60% LAR : 40% CIR	14%	£8,580,987	£8,049,080	£8,004,580	£8,007,126	£7,819,128	£7,641,130
60% LAR : 40% CIR	18%	£8,003,951	£7,494,389	£7,449,995	£7,442,509	£7,264,986	£7,087,412
60% LAR : 40% CIR	20%	£7,715,088	£7,216,705	£7,172,361	£7,164,834	£6,987,860	£6,810,186
60% LAR : 40% CIR	24%	£7,136,681	£6,660,665	£6,616,415	£6,609,003	£6,432,003	£6,255,003
60% LAR : 40% CIR	26%	£6,847,137	£6,382,310	£6,338,104	£6,330,699	£6,153,874	£5,977,048
60% LAR : 40% CIR	30%	£6,267,374	£5,824,935	£5,780,810	£5,773,419	£5,596,917	£5,420,416
60% LAR : 40% CIR	35%	£5,541,411	£5,106,980	£5,062,944	£5,055,567	£4,879,423	£4,703,280
60% LAR : 40% CIR	50%	£3,355,265	£3,024,986	£2,981,142	£2,973,795	£2,798,417	£2,623,041

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,336,516	£10,726,515	£10,681,576	£10,674,048	£10,494,291	£10,314,533
60% LAR : 40% CIR	8%	£10,188,023	£9,622,624	£9,577,948	£9,570,466	£9,391,765	£9,213,065
60% LAR : 40% CIR	12%	£9,612,373	£9,069,297	£9,024,741	£9,017,279	£8,838,055	£8,660,830
60% LAR : 40% CIR	14%	£9,324,200	£8,782,292	£8,747,793	£8,740,339	£8,561,340	£8,384,342
60% LAR : 40% CIR	18%	£8,747,164	£8,237,601	£8,193,298	£8,185,772	£8,006,198	£7,826,624
60% LAR : 40% CIR	20%	£8,458,301	£7,959,917	£7,915,573	£7,908,146	£7,730,773	£7,553,399
60% LAR : 40% CIR	24%	£7,879,894	£7,403,878	£7,359,627	£7,352,216	£7,175,216	£7,000,216
60% LAR : 40% CIR	26%	£7,590,349	£7,125,523	£7,081,316	£7,073,911	£6,897,086	£6,720,261
60% LAR : 40% CIR	30%	£7,010,986	£6,568,148	£6,524,023	£6,516,631	£6,340,130	£6,163,628
60% LAR : 40% CIR	35%	£6,284,624	£5,870,192	£5,826,156	£5,818,779	£5,642,636	£5,466,492
60% LAR : 40% CIR	50%	£4,098,477	£3,768,199	£3,724,355	£3,717,007	£3,541,630	£3,366,254

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
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No Units	18
Site Area	0.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,028,692	£7,418,011	£7,366,917	£7,357,787	£7,153,410	£6,949,034
60% LAR : 40% CIR	8%	£7,195,833	£6,626,240	£6,577,446	£6,568,371	£6,365,197	£6,162,022
60% LAR : 40% CIR	12%	£6,777,508	£6,251,785	£6,161,127	£6,172,076	£5,969,443	£5,766,811
60% LAR : 40% CIR	14%	£6,568,050	£6,033,169	£5,982,574	£5,973,535	£5,771,158	£5,568,782
60% LAR : 40% CIR	18%	£6,148,349	£5,635,162	£5,584,688	£5,575,670	£5,373,778	£5,171,884
60% LAR : 40% CIR	20%	£5,938,108	£5,435,774	£5,385,358	£5,376,349	£5,174,683	£4,973,017
60% LAR : 40% CIR	24%	£5,516,847	£5,036,233	£4,985,923	£4,976,934	£4,775,693	£4,574,453
60% LAR : 40% CIR	26%	£5,305,830	£4,836,083	£4,785,823	£4,776,842	£4,575,799	£4,374,757
60% LAR : 40% CIR	30%	£4,883,029	£4,435,025	£4,384,857	£4,375,893	£4,175,218	£3,974,544
60% LAR : 40% CIR	35%	£4,353,096	£3,932,297	£3,882,230	£3,873,283	£3,673,016	£3,472,748
60% LAR : 40% CIR	50%	£2,753,909	£2,412,177	£2,361,568	£2,352,521	£2,150,083	£1,947,646

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,328,308	£3,717,628	£3,666,534	£3,657,404	£3,453,027	£3,248,651
60% LAR : 40% CIR	8%	£3,495,249	£2,827,857	£2,877,063	£2,867,988	£2,664,814	£2,461,638
60% LAR : 40% CIR	12%	£3,077,125	£2,431,401	£2,480,744	£2,471,669	£2,269,060	£2,066,428
60% LAR : 40% CIR	14%	£2,867,667	£2,332,786	£2,282,191	£2,273,152	£2,070,775	£1,868,398
60% LAR : 40% CIR	18%	£2,447,966	£1,934,779	£1,884,305	£1,875,287	£1,673,394	£1,471,501
60% LAR : 40% CIR	20%	£2,237,724	£1,735,391	£1,684,975	£1,675,966	£1,474,300	£1,272,634
60% LAR : 40% CIR	24%	£1,816,463	£1,338,868	£1,288,860	£1,279,851	£1,078,310	£874,070
60% LAR : 40% CIR	26%	£1,605,447	£1,138,700	£1,088,439	£1,079,459	£875,416	£674,374
60% LAR : 40% CIR	30%	£1,182,646	£734,642	£684,474	£675,510	£474,835	£274,161
60% LAR : 40% CIR	35%	£652,713	£231,913	£181,847	£172,900	£-27,368	£-227,635
60% LAR : 40% CIR	50%	£-946,475	£-1,288,206	£-1,338,815	£-1,347,892	£-1,550,300	£-1,752,738

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,861,643	£5,250,962	£5,199,868	£5,190,739	£4,986,362	£4,781,986
60% LAR : 40% CIR	8%	£5,028,584	£4,661,192	£4,610,397	£4,601,268	£4,396,149	£4,191,973
60% LAR : 40% CIR	12%	£4,610,460	£4,064,736	£4,014,079	£4,005,027	£3,802,394	£3,599,762
60% LAR : 40% CIR	14%	£4,401,001	£3,866,120	£3,815,526	£3,806,487	£3,604,109	£3,401,733
60% LAR : 40% CIR	18%	£3,981,300	£3,468,114	£3,417,640	£3,408,622	£3,206,729	£3,004,835
60% LAR : 40% CIR	20%	£3,771,059	£3,268,725	£3,218,309	£3,209,301	£3,007,635	£2,805,969
60% LAR : 40% CIR	24%	£3,349,798	£2,869,185	£2,818,875	£2,809,886	£2,608,645	£2,407,404
60% LAR : 40% CIR	26%	£3,138,781	£2,669,035	£2,618,774	£2,609,793	£2,408,750	£2,207,708
60% LAR : 40% CIR	30%	£2,715,981	£2,267,977	£2,217,809	£2,208,844	£2,008,169	£1,807,495
60% LAR : 40% CIR	35%	£2,186,047	£1,765,248	£1,715,181	£1,706,234	£1,505,967	£1,305,700
60% LAR : 40% CIR	50%	£-886,860	£-245,129	£-194,520	£-185,473	£-16,865	£-219,469

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£6,496,986	£5,886,308	£5,835,212	£5,826,082	£5,621,705	£5,417,329
60% LAR : 40% CIR	8%	£5,663,927	£5,096,535	£5,045,741	£5,036,666	£4,833,492	£4,630,316
60% LAR : 40% CIR	12%	£5,245,803	£4,700,079	£4,649,422	£4,640,371	£4,437,738	£4,235,105
60% LAR : 40% CIR	14%	£5,036,345	£4,501,463	£4,450,869	£4,441,830	£4,239,453	£4,037,076
60% LAR : 40% CIR	18%	£4,616,643	£4,103,457	£4,052,883	£4,043,965	£3,842,072	£3,640,178
60% LAR : 40% CIR	20%	£4,406,402	£3,904,068	£3,853,692	£3,844,644	£3,642,378	£3,441,312
60% LAR : 40% CIR	24%	£3,985,141	£3,504,528	£3,454,218	£3,445,229	£3,243,988	£3,042,747
60% LAR : 40% CIR	26%	£3,774,125	£3,304,378	£3,254,117	£3,245,137	£3,044,094	£2,843,052
60% LAR : 40% CIR	30%	£3,351,324	£2,903,320	£2,853,152	£2,844,188	£2,643,513	£2,442,838
60% LAR : 40% CIR	35%	£2,821,391	£2,400,591	£2,350,524	£2,341,578	£2,141,310	£1,941,043
60% LAR : 40% CIR	50%	£1,222,203	£880,472	£829,883	£820,816	£618,378	£415,940

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,801,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,248,022	£6,637,341	£6,586,247	£6,577,118	£6,372,741	£6,168,365
60% LAR : 40% CIR	8%	£6,414,963	£5,847,571	£5,796,776	£5,787,702	£5,584,528	£5,381,352
60% LAR : 40% CIR	12%	£5,996,838	£5,451,115	£5,400,458	£5,391,406	£5,188,773	£4,986,141
60% LAR : 40% CIR	14%	£5,787,380	£5,252,499	£5,201,905	£5,192,866	£4,990,488	£4,788,112
60% LAR : 40% CIR	18%	£5,367,679	£4,854,493	£4,804,019	£4,795,001	£4,593,108	£4,391,214
60% LAR : 40% CIR	20%	£5,157,438	£4,655,104	£4,604,688	£4,595,680	£4,394,014	£4,192,348
60% LAR : 40% CIR	24%	£4,736,177	£4,255,564	£4,205,254	£4,196,265	£3,995,024	£3,793,783
60% LAR : 40% CIR	26%	£4,525,160	£4,055,414	£4,005,153	£3,996,172	£3,795,129	£3,594,687
60% LAR : 40% CIR	30%	£4,102,360	£3,654,356	£3,604,189	£3,595,223	£3,394,548	£3,193,874
60% LAR : 40% CIR	35%	£3,572,426	£3,151,827	£3,101,560	£3,092,613	£2,892,346	£2,692,079
60% LAR : 40% CIR	50%	£1,973,239	£1,631,508	£1,580,899	£1,571,852	£1,369,414	£1,166,976

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats	
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Value Area	Zone A - Kings Cross Lower
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No Units	18
Site Area	0.04 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,028,692	£7,418,011	£7,366,917	£7,357,787	£7,153,410	£6,949,034
60% LAR : 40% CIR	8%	£7,186,633	£6,628,240	£6,577,446	£6,568,371	£6,365,197	£6,162,022
60% LAR : 40% CIR	12%	£6,777,508	£6,231,785	£6,181,127	£6,172,076	£5,968,443	£5,765,811
60% LAR : 40% CIR	14%	£6,568,050	£6,033,169	£5,982,574	£5,973,535	£5,771,158	£5,568,782
60% LAR : 40% CIR	18%	£6,148,349	£5,635,162	£5,584,688	£5,575,670	£5,373,778	£5,171,884
60% LAR : 40% CIR	20%	£5,938,108	£5,435,774	£5,385,358	£5,376,349	£5,174,683	£4,973,017
60% LAR : 40% CIR	24%	£5,516,847	£5,036,233	£4,985,923	£4,976,934	£4,775,093	£4,574,453
60% LAR : 40% CIR	26%	£5,305,830	£4,836,083	£4,785,823	£4,776,842	£4,575,799	£4,374,757
60% LAR : 40% CIR	30%	£4,883,029	£4,435,025	£4,384,857	£4,375,893	£4,175,218	£3,974,544
60% LAR : 40% CIR	35%	£4,353,096	£3,932,297	£3,882,230	£3,873,283	£3,673,016	£3,472,748
60% LAR : 40% CIR	50%	£2,753,909	£2,412,177	£2,361,568	£2,352,521	£2,150,083	£1,947,646

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,328,308	£3,717,628	£3,666,534	£3,657,404	£3,453,027	£3,248,651
60% LAR : 40% CIR	8%	£3,495,249	£2,927,857	£2,877,063	£2,867,988	£2,664,814	£2,461,638
60% LAR : 40% CIR	12%	£3,077,125	£2,531,401	£2,480,744	£2,471,693	£2,268,060	£2,064,428
60% LAR : 40% CIR	14%	£2,867,667	£2,332,786	£2,282,191	£2,273,152	£2,070,775	£1,868,398
60% LAR : 40% CIR	18%	£2,447,966	£1,934,779	£1,884,305	£1,875,287	£1,673,394	£1,471,501
60% LAR : 40% CIR	20%	£2,237,724	£1,735,391	£1,684,975	£1,675,966	£1,474,300	£1,272,634
60% LAR : 40% CIR	24%	£1,816,463	£1,335,890	£1,285,340	£1,276,351	£1,073,318	£874,070
60% LAR : 40% CIR	26%	£1,605,447	£1,135,700	£1,085,439	£1,076,450	£873,416	£674,374
60% LAR : 40% CIR	30%	£1,182,646	£734,642	£684,474	£675,510	£474,835	£274,161
60% LAR : 40% CIR	35%	£652,713	£231,913	£181,847	£172,900	£27,388	£27,635
60% LAR : 40% CIR	50%	£-946,475	£-1,288,206	£-1,338,815	£-1,347,862	£-1,550,300	£-1,752,738

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,861,643	£5,250,962	£5,199,868	£5,190,739	£4,986,362	£4,781,986
60% LAR : 40% CIR	8%	£5,028,584	£4,461,192	£4,410,397	£4,401,323	£4,196,149	£3,991,973
60% LAR : 40% CIR	12%	£4,610,460	£4,064,736	£4,014,079	£4,005,027	£3,802,394	£3,599,762
60% LAR : 40% CIR	14%	£4,401,001	£3,866,120	£3,815,526	£3,806,487	£3,604,109	£3,401,733
60% LAR : 40% CIR	18%	£3,981,300	£3,468,114	£3,417,640	£3,408,622	£3,206,729	£3,004,835
60% LAR : 40% CIR	20%	£3,771,059	£3,268,725	£3,218,359	£3,209,301	£3,007,636	£2,805,969
60% LAR : 40% CIR	24%	£3,349,798	£2,869,185	£2,818,875	£2,809,886	£2,608,645	£2,407,404
60% LAR : 40% CIR	26%	£3,138,781	£2,669,035	£2,618,774	£2,609,793	£2,408,750	£2,207,708
60% LAR : 40% CIR	30%	£2,715,981	£2,267,977	£2,217,809	£2,208,844	£2,008,169	£1,807,495
60% LAR : 40% CIR	35%	£2,186,047	£1,765,248	£1,715,181	£1,706,234	£1,505,967	£1,305,700
60% LAR : 40% CIR	50%	£586,860	£245,129	£194,520	£185,473	£-16,966	£-116,463

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,496,986	£5,886,306	£5,835,212	£5,826,082	£5,621,705	£5,417,329
60% LAR : 40% CIR	8%	£5,663,927	£5,053,535	£5,043,741	£5,034,666	£4,833,492	£4,630,316
60% LAR : 40% CIR	12%	£5,245,803	£4,700,079	£4,649,422	£4,640,371	£4,437,738	£4,235,105
60% LAR : 40% CIR	14%	£5,036,345	£4,501,463	£4,450,869	£4,441,830	£4,239,453	£4,037,076
60% LAR : 40% CIR	18%	£4,616,643	£4,103,457	£4,052,983	£4,043,965	£3,842,072	£3,640,178
60% LAR : 40% CIR	20%	£4,406,402	£3,904,068	£3,853,692	£3,844,644	£3,642,978	£3,441,312
60% LAR : 40% CIR	24%	£3,985,141	£3,504,528	£3,454,218	£3,445,229	£3,243,988	£3,042,747
60% LAR : 40% CIR	26%	£3,774,125	£3,304,378	£3,254,117	£3,245,137	£3,044,094	£2,843,052
60% LAR : 40% CIR	30%	£3,351,324	£2,903,320	£2,853,152	£2,844,188	£2,643,513	£2,442,838
60% LAR : 40% CIR	35%	£2,821,391	£2,400,391	£2,350,524	£2,341,578	£2,141,310	£1,941,043
60% LAR : 40% CIR	50%	£1,222,203	£880,472	£829,863	£820,816	£618,378	£415,940

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,248,022	£6,637,341	£6,586,247	£6,577,118	£6,372,741	£6,168,365
60% LAR : 40% CIR	8%	£6,414,963	£5,847,571	£5,796,776	£5,787,702	£5,584,528	£5,381,352
60% LAR : 40% CIR	12%	£5,996,838	£5,451,115	£5,400,458	£5,391,406	£5,188,773	£4,986,141
60% LAR : 40% CIR	14%	£5,787,380	£5,252,499	£5,201,905	£5,192,866	£4,990,488	£4,789,112
60% LAR : 40% CIR	18%	£5,367,679	£4,854,493	£4,804,019	£4,795,001	£4,593,108	£4,391,214
60% LAR : 40% CIR	20%	£5,157,438	£4,655,104	£4,604,688	£4,595,680	£4,394,014	£4,192,348
60% LAR : 40% CIR	24%	£4,736,177	£4,255,564	£4,205,254	£4,196,265	£3,995,024	£3,793,783
60% LAR : 40% CIR	26%	£4,525,160	£4,055,414	£4,005,153	£4,006,172	£3,795,129	£3,594,087
60% LAR : 40% CIR	30%	£4,102,360	£3,654,356	£3,604,188	£3,605,223	£3,394,548	£3,193,874
60% LAR : 40% CIR	35%	£3,572,426	£3,151,627	£3,101,560	£3,092,613	£2,892,346	£2,692,079
60% LAR : 40% CIR	50%	£1,973,239	£1,631,508	£1,580,899	£1,571,852	£1,369,414	£1,166,976

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats	
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Value Area	Zone A - Kings Cross Higher
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No Units	18
Site Area	0.04 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£9,301,078	£8,670,051	£8,618,957	£8,609,828	£8,405,452	£8,201,075
60% LAR : 40% CIR	8%	£3,366,228	£7,780,118	£7,728,324	£7,720,249	£7,517,074	£7,313,900
60% LAR : 40% CIR	12%	£7,897,208	£7,533,581	£7,282,923	£7,273,871	£7,071,239	£6,868,606
60% LAR : 40% CIR	14%	£7,862,303	£7,109,923	£7,059,330	£7,050,290	£6,847,914	£6,645,337
60% LAR : 40% CIR	18%	£7,191,705	£6,661,835	£6,611,362	£6,602,344	£6,400,451	£6,198,558
60% LAR : 40% CIR	20%	£6,956,016	£6,437,407	£6,386,990	£6,377,983	£6,176,316	£5,974,649
60% LAR : 40% CIR	24%	£8,483,981	£5,987,785	£5,937,475	£5,928,486	£5,727,244	£5,525,003
60% LAR : 40% CIR	26%	£6,247,396	£5,762,593	£5,712,332	£5,703,353	£5,502,310	£5,301,267
60% LAR : 40% CIR	30%	£5,773,699	£5,311,455	£5,261,286	£5,252,321	£5,051,647	£4,850,972
60% LAR : 40% CIR	35%	£5,180,147	£4,746,123	£4,696,056	£4,687,109	£4,486,842	£4,286,575
60% LAR : 40% CIR	50%	£3,390,102	£3,040,890	£2,991,042	£2,982,131	£2,781,817	£2,579,379

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,600,695	£4,969,668	£4,918,574	£4,909,445	£4,705,069	£4,500,692
60% LAR : 40% CIR	8%	£4,665,845	£4,079,734	£4,028,941	£4,019,865	£3,816,491	£3,613,117
60% LAR : 40% CIR	12%	£4,196,825	£3,633,198	£3,582,540	£3,573,466	£3,370,092	£3,166,718
60% LAR : 40% CIR	14%	£3,961,919	£3,409,540	£3,358,947	£3,349,907	£3,147,530	£2,945,154
60% LAR : 40% CIR	18%	£3,491,322	£2,961,452	£2,910,979	£2,901,961	£2,700,067	£2,498,175
60% LAR : 40% CIR	20%	£3,255,633	£2,737,024	£2,686,607	£2,677,600	£2,475,932	£2,274,266
60% LAR : 40% CIR	24%	£2,783,478	£2,287,492	£2,237,092	£2,228,103	£2,026,461	£1,824,820
60% LAR : 40% CIR	26%	£2,547,013	£2,062,210	£2,011,949	£2,002,969	£1,801,926	£1,600,883
60% LAR : 40% CIR	30%	£2,073,316	£1,611,071	£1,560,902	£1,551,938	£1,351,264	£1,150,589
60% LAR : 40% CIR	35%	£1,479,764	£1,045,740	£995,673	£986,726	£786,459	£586,191
60% LAR : 40% CIR	50%	£-310,261	£-659,493	£-769,341	£-718,252	£-918,568	£-1,121,604

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,134,030	£6,503,003	£6,451,909	£6,442,779	£6,238,403	£6,034,026
60% LAR : 40% CIR	8%	£6,199,180	£5,613,069	£5,562,276	£5,553,200	£5,350,026	£5,146,851
60% LAR : 40% CIR	12%	£5,730,160	£5,166,533	£5,115,874	£5,106,823	£4,904,191	£4,701,558
60% LAR : 40% CIR	14%	£5,495,254	£4,942,875	£4,892,281	£4,883,241	£4,680,865	£4,478,489
60% LAR : 40% CIR	18%	£5,024,657	£4,494,787	£4,444,314	£4,435,296	£4,233,402	£4,031,509
60% LAR : 40% CIR	20%	£4,788,968	£4,270,359	£4,219,892	£4,210,934	£4,009,267	£3,807,601
60% LAR : 40% CIR	24%	£4,316,813	£3,820,736	£3,770,426	£3,761,437	£3,560,196	£3,358,955
60% LAR : 40% CIR	26%	£4,080,347	£3,595,545	£3,545,284	£3,536,304	£3,335,261	£3,134,218
60% LAR : 40% CIR	30%	£3,606,651	£3,144,406	£3,094,237	£3,085,273	£2,884,598	£2,683,923
60% LAR : 40% CIR	35%	£3,013,098	£2,579,075	£2,529,008	£2,520,061	£2,319,794	£2,119,526
60% LAR : 40% CIR	50%	£1,223,054	£873,841	£823,994	£815,062	£614,769	£412,331

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,789,378	£7,138,346	£7,087,252	£7,078,123	£6,873,746	£6,669,369
60% LAR : 40% CIR	8%	£6,834,523	£6,248,412	£6,197,619	£6,188,543	£5,985,369	£5,782,195
60% LAR : 40% CIR	12%	£6,365,503	£5,801,876	£5,751,218	£5,742,166	£5,539,534	£5,336,901
60% LAR : 40% CIR	14%	£6,130,597	£5,578,218	£5,527,625	£5,518,585	£5,316,208	£5,113,832
60% LAR : 40% CIR	18%	£5,660,000	£5,130,130	£5,079,657	£5,070,639	£4,869,745	£4,666,853
60% LAR : 40% CIR	20%	£5,424,311	£4,905,702	£4,855,285	£4,846,277	£4,644,610	£4,442,944
60% LAR : 40% CIR	24%	£4,952,156	£4,456,080	£4,405,770	£4,396,781	£4,195,639	£3,994,298
60% LAR : 40% CIR	26%	£4,715,691	£4,230,888	£4,180,627	£4,171,647	£3,970,604	£3,769,561
60% LAR : 40% CIR	30%	£4,241,994	£3,779,749	£3,729,580	£3,720,616	£3,519,942	£3,319,267
60% LAR : 40% CIR	35%	£3,648,442	£3,214,718	£3,164,351	£3,155,404	£2,955,137	£2,754,869
60% LAR : 40% CIR	50%	£1,858,397	£1,508,185	£1,459,337	£1,450,425	£1,250,112	£1,047,674

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,520,409	£7,889,382	£7,838,288	£7,829,158	£7,624,782	£7,420,405
60% LAR : 40% CIR	8%	£7,585,559	£6,999,448	£6,948,655	£6,939,579	£6,736,405	£6,533,230
60% LAR : 40% CIR	12%	£7,116,539	£6,552,912	£6,502,253	£6,493,202	£6,290,570	£6,087,937
60% LAR : 40% CIR	14%	£6,881,633	£6,328,254	£6,278,660	£6,269,620	£6,067,244	£5,864,868
60% LAR : 40% CIR	18%	£6,411,036	£5,881,166	£5,830,693	£5,821,675	£5,619,781	£5,417,888
60% LAR : 40% CIR	20%	£6,175,346	£5,656,737	£5,606,320	£5,597,313	£5,395,646	£5,193,980
60% LAR : 40% CIR	24%	£5,703,192	£5,207,115	£5,156,805	£5,147,816	£4,946,575	£4,745,334
60% LAR : 40% CIR	26%	£5,466,726	£4,981,924	£4,931,663	£4,922,683	£4,721,640	£4,520,597
60% LAR : 40% CIR	30%	£4,993,030	£4,530,785	£4,480,616	£4,471,651	£4,270,977	£4,070,302
60% LAR : 40% CIR	35%	£4,399,477	£3,985,454	£3,935,387	£3,926,440	£3,726,173	£3,525,905
60% LAR : 40% CIR	50%	£2,609,433	£2,260,220	£2,210,373	£2,201,461	£2,001,148	£1,798,710

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats	
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Value Area	Zone A - Lower Central Zone
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No Units	18
Site Area	0.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,573,465	£9,922,093	£9,870,998	£9,861,869	£9,657,492	£9,453,116
60% LAR : 40% CIR	8%	£9,536,823	£9,931,995	£8,861,201	£8,872,126	£8,668,951	£8,465,777
60% LAR : 40% CIR	12%	£9,016,908	£9,435,377	£8,384,718	£8,375,668	£8,173,035	£7,970,403
60% LAR : 40% CIR	14%	£8,756,555	£8,186,679	£8,136,085	£8,127,045	£7,924,668	£7,722,292
60% LAR : 40% CIR	18%	£8,235,063	£7,688,509	£7,638,035	£7,629,017	£7,427,125	£7,225,231
60% LAR : 40% CIR	20%	£7,973,925	£7,439,039	£7,388,623	£7,379,615	£7,177,949	£6,976,283
60% LAR : 40% CIR	24%	£7,450,875	£6,939,336	£6,889,025	£6,880,036	£6,678,793	£6,477,555
60% LAR : 40% CIR	26%	£7,188,962	£6,689,104	£6,638,843	£6,629,862	£6,428,819	£6,227,777
60% LAR : 40% CIR	30%	£6,664,369	£6,187,884	£6,137,715	£6,128,750	£5,928,075	£5,727,401
60% LAR : 40% CIR	35%	£6,007,199	£5,559,950	£5,509,883	£5,500,936	£5,300,669	£5,100,401
60% LAR : 40% CIR	50%	£4,026,295	£3,666,911	£3,617,062	£3,608,151	£3,408,756	£3,209,361

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,873,082	£6,221,710	£6,170,615	£6,161,486	£5,957,109	£5,752,733
60% LAR : 40% CIR	8%	£5,936,440	£5,231,612	£5,180,818	£5,171,743	£4,968,568	£4,765,394
60% LAR : 40% CIR	12%	£5,316,525	£4,734,994	£4,684,335	£4,675,295	£4,472,652	£4,270,020
60% LAR : 40% CIR	14%	£5,056,172	£4,486,296	£4,435,701	£4,426,662	£4,224,285	£4,021,909
60% LAR : 40% CIR	18%	£4,534,680	£3,988,126	£3,937,652	£3,928,634	£3,726,741	£3,524,848
60% LAR : 40% CIR	20%	£4,273,542	£3,738,656	£3,688,240	£3,679,232	£3,477,586	£3,275,900
60% LAR : 40% CIR	24%	£3,750,491	£3,238,983	£3,188,642	£3,179,653	£2,978,412	£2,777,172
60% LAR : 40% CIR	26%	£3,488,579	£2,988,721	£2,938,460	£2,929,479	£2,728,436	£2,527,394
60% LAR : 40% CIR	30%	£2,963,986	£2,487,500	£2,437,331	£2,428,367	£2,227,692	£2,027,118
60% LAR : 40% CIR	35%	£2,306,816	£1,859,566	£1,809,500	£1,800,553	£1,600,285	£1,400,018
60% LAR : 40% CIR	50%	£325,912	£-33,472	£-83,321	£-92,283	£-291,627	£-491,023

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£8,406,416	£7,755,044	£7,703,949	£7,694,821	£7,490,444	£7,286,068
60% LAR : 40% CIR	8%	£7,369,775	£6,744,946	£6,714,153	£6,705,077	£6,501,933	£6,298,729
60% LAR : 40% CIR	12%	£6,849,860	£6,268,328	£6,217,670	£6,208,620	£6,005,986	£5,803,354
60% LAR : 40% CIR	14%	£6,589,507	£6,019,631	£5,969,036	£5,959,997	£5,757,620	£5,555,244
60% LAR : 40% CIR	18%	£6,068,015	£5,521,461	£5,470,987	£5,461,969	£5,260,076	£5,058,182
60% LAR : 40% CIR	20%	£5,806,877	£5,271,991	£5,221,575	£5,212,567	£5,010,900	£4,809,234
60% LAR : 40% CIR	24%	£5,283,826	£4,772,288	£4,721,977	£4,712,888	£4,511,747	£4,310,596
60% LAR : 40% CIR	26%	£5,021,913	£4,522,055	£4,471,795	£4,462,814	£4,261,771	£4,060,729
60% LAR : 40% CIR	30%	£4,497,321	£4,020,835	£3,970,666	£3,961,702	£3,761,027	£3,560,352
60% LAR : 40% CIR	35%	£3,840,151	£3,392,901	£3,342,834	£3,333,887	£3,133,620	£2,933,353
60% LAR : 40% CIR	50%	£1,859,247	£1,499,862	£1,450,013	£1,441,102	£1,241,708	£1,042,312

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£9,041,760	£8,390,388	£8,339,293	£8,330,194	£8,125,787	£7,921,411
60% LAR : 40% CIR	8%	£8,005,118	£7,400,290	£7,349,496	£7,340,421	£7,137,246	£6,934,072
60% LAR : 40% CIR	12%	£7,485,203	£6,903,671	£6,853,013	£6,843,963	£6,641,330	£6,438,698
60% LAR : 40% CIR	14%	£7,224,850	£6,654,974	£6,604,379	£6,595,340	£6,392,963	£6,190,587
60% LAR : 40% CIR	18%	£6,703,358	£6,156,804	£6,106,330	£6,097,312	£5,895,419	£5,693,526
60% LAR : 40% CIR	20%	£6,442,220	£5,907,334	£5,856,918	£5,847,910	£5,646,244	£5,444,577
60% LAR : 40% CIR	24%	£5,919,169	£5,407,631	£5,357,320	£5,348,331	£5,147,090	£4,945,850
60% LAR : 40% CIR	26%	£5,657,257	£5,157,399	£5,107,138	£5,098,157	£4,897,114	£4,696,072
60% LAR : 40% CIR	30%	£5,132,664	£4,656,178	£4,606,009	£4,597,045	£4,396,370	£4,195,696
60% LAR : 40% CIR	35%	£4,475,494	£4,028,244	£3,978,177	£3,969,231	£3,768,963	£3,568,696
60% LAR : 40% CIR	50%	£2,494,590	£2,135,205	£2,085,357	£2,076,445	£1,877,051	£1,677,655

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£8,792,795	£8,141,423	£8,090,328	£8,081,200	£8,876,823	£8,672,447
60% LAR : 40% CIR	8%	£8,756,154	£8,151,325	£8,100,532	£8,091,456	£7,888,282	£7,685,108
60% LAR : 40% CIR	12%	£8,236,239	£7,654,707	£7,604,049	£7,594,999	£7,392,365	£7,189,733
60% LAR : 40% CIR	14%	£7,975,886	£7,406,010	£7,355,415	£7,346,376	£7,143,999	£6,941,623
60% LAR : 40% CIR	18%	£7,454,394	£6,907,840	£6,857,366	£6,848,348	£6,646,455	£6,444,561
60% LAR : 40% CIR	20%	£7,193,256	£6,658,370	£6,607,954	£6,598,945	£6,397,279	£6,195,613
60% LAR : 40% CIR	24%	£6,670,205	£6,158,667	£6,108,356	£6,099,367	£5,898,126	£5,696,885
60% LAR : 40% CIR	26%	£6,408,292	£5,908,434	£5,858,174	£5,849,193	£5,648,150	£5,447,108
60% LAR : 40% CIR	30%	£5,883,700	£5,407,214	£5,357,045	£5,348,061	£5,147,405	£4,946,331
60% LAR : 40% CIR	35%	£5,226,530	£4,779,280	£4,729,213	£4,720,256	£4,519,999	£4,319,732
60% LAR : 40% CIR	50%	£3,245,626	£2,886,241	£2,836,392	£2,827,481	£2,628,087	£2,428,691

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone A - Medium Central Zone
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No Units	18
Site Area	0.04 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£13,542,366	£12,843,521	£12,792,427	£12,785,298	£12,578,922	£12,374,544
60% LAR : 40% CIR	8%	£12,268,213	£11,619,710	£11,568,916	£11,559,841	£11,356,666	£11,153,482
60% LAR : 40% CIR	12%	£11,629,542	£11,006,234	£10,955,576	£10,946,525	£10,743,893	£10,541,259
60% LAR : 40% CIR	14%	£11,309,811	£10,699,107	£10,648,514	£10,639,474	£10,437,097	£10,234,721
60% LAR : 40% CIR	18%	£10,669,582	£10,084,081	£10,033,607	£10,024,589	£9,822,696	£9,620,803
60% LAR : 40% CIR	20%	£10,349,047	£9,776,182	£9,725,766	£9,716,758	£9,515,092	£9,313,426
60% LAR : 40% CIR	24%	£9,707,240	£9,159,621	£9,109,311	£9,100,322	£8,899,082	£8,697,841
60% LAR : 40% CIR	26%	£9,385,950	£8,850,961	£8,800,701	£8,791,720	£8,590,677	£8,389,635
60% LAR : 40% CIR	30%	£8,742,601	£8,232,884	£8,182,715	£8,173,750	£7,973,075	£7,772,401
60% LAR : 40% CIR	35%	£7,936,985	£7,458,879	£7,408,812	£7,399,865	£7,199,597	£6,999,329
60% LAR : 40% CIR	50%	£5,510,746	£5,127,625	£5,077,776	£5,068,866	£4,869,470	£4,670,075

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,841,983	£9,143,136	£9,092,044	£9,082,914	£8,878,538	£8,674,161
60% LAR : 40% CIR	8%	£8,567,830	£7,919,327	£7,868,533	£7,859,458	£7,656,283	£7,453,109
60% LAR : 40% CIR	12%	£7,929,159	£7,305,851	£7,255,193	£7,246,142	£7,043,659	£6,841,176
60% LAR : 40% CIR	14%	£7,609,428	£6,998,724	£6,948,130	£6,939,090	£6,736,714	£6,534,338
60% LAR : 40% CIR	18%	£6,969,179	£6,383,698	£6,333,224	£6,324,206	£6,122,313	£5,920,420
60% LAR : 40% CIR	20%	£6,648,664	£6,075,799	£6,025,383	£6,016,375	£5,814,709	£5,613,043
60% LAR : 40% CIR	24%	£6,006,866	£5,459,238	£5,408,928	£5,399,839	£5,198,688	£4,997,458
60% LAR : 40% CIR	26%	£5,685,566	£5,150,578	£5,100,317	£5,091,337	£4,890,294	£4,689,252
60% LAR : 40% CIR	30%	£5,042,218	£4,532,501	£4,482,332	£4,473,367	£4,272,692	£4,072,018
60% LAR : 40% CIR	35%	£4,236,602	£3,758,496	£3,708,429	£3,699,482	£3,499,214	£3,298,946
60% LAR : 40% CIR	50%	£1,810,363	£1,427,242	£1,377,393	£1,368,483	£1,169,087	£969,692

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£11,375,318	£10,676,473	£10,625,379	£10,616,249	£10,411,873	£10,207,496
60% LAR : 40% CIR	8%	£10,101,165	£9,452,681	£9,401,868	£9,392,792	£9,189,416	£8,986,043
60% LAR : 40% CIR	12%	£9,462,494	£8,839,186	£8,788,528	£8,779,476	£8,576,844	£8,374,211
60% LAR : 40% CIR	14%	£9,142,763	£8,532,059	£8,481,465	£8,472,425	£8,270,049	£8,067,673
60% LAR : 40% CIR	18%	£8,502,514	£7,917,033	£7,866,559	£7,857,541	£7,655,648	£7,453,754
60% LAR : 40% CIR	20%	£8,181,999	£7,609,134	£7,558,718	£7,549,710	£7,348,044	£7,146,378
60% LAR : 40% CIR	24%	£7,540,191	£6,992,573	£6,942,263	£6,933,274	£6,732,033	£6,530,792
60% LAR : 40% CIR	26%	£7,218,901	£6,683,913	£6,633,652	£6,624,671	£6,423,628	£6,222,586
60% LAR : 40% CIR	30%	£6,575,553	£6,068,835	£6,018,666	£6,009,702	£5,808,027	£5,606,353
60% LAR : 40% CIR	35%	£5,769,937	£5,291,830	£5,241,763	£5,232,817	£5,032,548	£4,832,281
60% LAR : 40% CIR	50%	£3,343,697	£2,960,576	£2,910,728	£2,901,817	£2,702,422	£2,503,026

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£12,010,681	£11,311,818	£11,260,722	£11,251,592	£11,047,216	£10,842,839
60% LAR : 40% CIR	8%	£10,736,508	£10,068,004	£10,037,211	£10,028,135	£9,824,961	£9,621,787
60% LAR : 40% CIR	12%	£10,097,837	£9,474,529	£9,423,871	£9,414,819	£9,212,187	£9,009,554
60% LAR : 40% CIR	14%	£9,778,106	£9,167,402	£9,116,808	£9,107,768	£8,905,392	£8,703,016
60% LAR : 40% CIR	18%	£9,137,857	£8,552,376	£8,501,902	£8,492,884	£8,290,991	£8,089,097
60% LAR : 40% CIR	20%	£8,817,342	£8,244,477	£8,194,061	£8,185,053	£7,983,387	£7,781,721
60% LAR : 40% CIR	24%	£8,175,634	£7,627,916	£7,577,606	£7,568,617	£7,367,376	£7,166,136
60% LAR : 40% CIR	26%	£7,854,244	£7,319,256	£7,268,995	£7,260,014	£7,058,971	£6,857,929
60% LAR : 40% CIR	30%	£7,210,896	£6,701,179	£6,651,010	£6,642,045	£6,441,370	£6,240,696
60% LAR : 40% CIR	35%	£6,405,280	£5,927,173	£5,877,107	£5,868,160	£5,667,891	£5,467,624
60% LAR : 40% CIR	50%	£3,979,041	£3,595,920	£3,546,071	£3,537,160	£3,337,765	£3,138,369

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£12,761,697	£12,062,852	£12,011,758	£12,002,628	£11,798,262	£11,593,876
60% LAR : 40% CIR	8%	£11,487,544	£10,839,040	£10,788,247	£10,779,171	£10,575,997	£10,372,822
60% LAR : 40% CIR	12%	£10,848,873	£10,225,565	£10,174,907	£10,165,855	£9,963,223	£9,760,590
60% LAR : 40% CIR	14%	£10,529,141	£9,918,436	£9,867,844	£9,858,804	£9,656,428	£9,454,052
60% LAR : 40% CIR	18%	£9,889,893	£9,303,412	£9,252,938	£9,243,920	£9,042,027	£8,840,133
60% LAR : 40% CIR	20%	£9,568,378	£8,995,513	£8,945,097	£8,936,089	£8,734,423	£8,532,756
60% LAR : 40% CIR	24%	£8,926,570	£8,378,952	£8,328,642	£8,319,653	£8,118,412	£7,917,171
60% LAR : 40% CIR	26%	£8,605,280	£8,070,292	£8,020,031	£8,011,050	£7,810,007	£7,608,965
60% LAR : 40% CIR	30%	£7,961,832	£7,452,214	£7,402,045	£7,393,081	£7,192,406	£6,991,732
60% LAR : 40% CIR	35%	£7,156,316	£6,678,209	£6,628,142	£6,619,196	£6,418,927	£6,218,660
60% LAR : 40% CIR	50%	£4,730,076	£4,346,955	£4,297,106	£4,288,196	£4,088,801	£3,889,405

LB Camden
Local Plan Viability Testing 2023

Rasi 7 - 18 Flats	
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Value Area	Zone A - Higher Central Zone
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No Units	18
Site Area	0.04 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£15,238,882	£14,312,909	£14,461,815	£14,452,685	£14,248,309	£14,043,932
60% LAR : 40% CIR	12%	£13,829,008	£13,155,546	£13,104,753	£13,095,677	£12,892,503	£12,689,329
60% LAR : 40% CIR	14%	£12,768,814	£12,134,781	£12,084,187	£12,075,148	£11,872,771	£11,670,394
60% LAR : 40% CIR	18%	£12,060,705	£11,452,979	£11,402,506	£11,393,488	£11,191,594	£10,989,700
60% LAR : 40% CIR	20%	£11,706,259	£11,111,693	£11,061,276	£11,052,268	£10,850,602	£10,648,936
60% LAR : 40% CIR	24%	£10,996,592	£10,426,357	£10,376,046	£10,367,057	£10,165,316	£9,963,575
60% LAR : 40% CIR	26%	£10,641,371	£10,086,308	£10,036,047	£10,027,066	£9,826,024	£9,624,981
60% LAR : 40% CIR	30%	£9,930,162	£9,401,455	£9,351,286	£9,342,321	£9,141,647	£8,940,972
60% LAR : 40% CIR	35%	£9,039,720	£8,543,980	£8,493,914	£8,484,967	£8,284,699	£8,084,432
60% LAR : 40% CIR	50%	£6,359,004	£5,962,319	£5,912,470	£5,903,559	£5,704,164	£5,504,769

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£11,538,498	£10,812,526	£10,761,432	£10,752,302	£10,547,926	£10,343,549
60% LAR : 40% CIR	8%	£10,128,625	£9,455,163	£9,404,370	£9,395,294	£9,192,120	£8,988,945
60% LAR : 40% CIR	12%	£9,422,992	£8,774,912	£8,724,254	£8,715,204	£8,512,030	£8,308,855
60% LAR : 40% CIR	14%	£9,068,431	£8,434,398	£8,383,804	£8,374,765	£8,172,387	£7,970,011
60% LAR : 40% CIR	18%	£8,360,322	£7,752,596	£7,702,123	£7,693,105	£7,491,211	£7,289,317
60% LAR : 40% CIR	20%	£8,005,876	£7,411,310	£7,360,893	£7,351,885	£7,150,219	£6,948,553
60% LAR : 40% CIR	24%	£7,296,209	£6,727,974	£6,677,683	£6,668,674	£6,467,433	£6,266,192
60% LAR : 40% CIR	26%	£6,840,988	£6,383,925	£6,333,584	£6,324,585	£6,123,541	£5,922,598
60% LAR : 40% CIR	30%	£6,229,779	£5,701,072	£5,650,903	£5,641,938	£5,441,264	£5,240,589
60% LAR : 40% CIR	35%	£5,339,337	£4,843,597	£4,793,530	£4,784,584	£4,584,316	£4,384,049
60% LAR : 40% CIR	50%	£2,658,620	£2,261,936	£2,212,087	£2,203,176	£2,003,780	£1,804,386

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£13,071,833	£12,345,860	£12,294,766	£12,285,637	£12,081,261	£11,876,884
60% LAR : 40% CIR	8%	£11,661,960	£10,988,498	£10,937,704	£10,928,629	£10,725,455	£10,522,280
60% LAR : 40% CIR	12%	£10,955,427	£10,308,247	£10,257,589	£10,248,538	£10,045,905	£9,843,272
60% LAR : 40% CIR	14%	£10,601,766	£9,967,733	£9,917,138	£9,908,099	£9,705,722	£9,503,346
60% LAR : 40% CIR	18%	£9,893,656	£9,285,931	£9,235,458	£9,226,440	£9,024,546	£8,822,652
60% LAR : 40% CIR	20%	£9,539,211	£8,944,645	£8,894,238	£8,885,220	£8,683,434	£8,481,647
60% LAR : 40% CIR	24%	£8,829,544	£8,261,308	£8,210,997	£8,202,008	£8,000,768	£7,799,527
60% LAR : 40% CIR	26%	£8,474,323	£7,919,260	£7,868,999	£7,860,018	£7,658,976	£7,457,933
60% LAR : 40% CIR	30%	£7,763,114	£7,234,407	£7,184,238	£7,175,273	£6,974,599	£6,773,924
60% LAR : 40% CIR	35%	£6,872,672	£6,376,932	£6,326,865	£6,317,918	£6,117,651	£5,917,384
60% LAR : 40% CIR	50%	£4,191,955	£3,795,271	£3,745,422	£3,736,511	£3,537,115	£3,337,721

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£13,707,176	£12,981,204	£12,930,110	£12,921,080	£12,716,804	£12,512,527
60% LAR : 40% CIR	8%	£12,297,303	£11,623,841	£11,573,047	£11,563,972	£11,360,798	£11,157,623
60% LAR : 40% CIR	12%	£11,590,770	£10,943,590	£10,892,932	£10,883,881	£10,681,248	£10,478,615
60% LAR : 40% CIR	14%	£11,237,109	£10,603,076	£10,552,482	£10,543,443	£10,341,065	£10,138,689
60% LAR : 40% CIR	18%	£10,528,999	£9,921,274	£9,870,801	£9,861,763	£9,659,889	£9,457,995
60% LAR : 40% CIR	20%	£10,174,554	£9,579,988	£9,529,571	£9,520,563	£9,318,897	£9,117,231
60% LAR : 40% CIR	24%	£9,464,887	£8,896,652	£8,846,341	£8,837,352	£8,636,311	£8,434,870
60% LAR : 40% CIR	26%	£9,109,666	£8,554,603	£8,504,342	£8,495,361	£8,294,319	£8,093,276
60% LAR : 40% CIR	30%	£8,398,457	£7,899,750	£7,849,581	£7,840,616	£7,639,942	£7,439,267
60% LAR : 40% CIR	35%	£7,508,015	£7,012,375	£6,962,208	£6,953,262	£6,752,994	£6,552,727
60% LAR : 40% CIR	50%	£4,827,298	£4,430,614	£4,380,765	£4,371,854	£4,172,458	£3,973,064

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£14,458,212	£13,732,239	£13,681,145	£13,672,016	£13,467,640	£13,263,263
60% LAR : 40% CIR	8%	£13,048,339	£12,374,877	£12,324,083	£12,315,008	£12,111,833	£11,908,659
60% LAR : 40% CIR	12%	£12,341,806	£11,694,626	£11,643,968	£11,634,917	£11,432,284	£11,229,651
60% LAR : 40% CIR	14%	£11,988,145	£11,354,112	£11,303,517	£11,294,478	£11,092,101	£10,889,725
60% LAR : 40% CIR	18%	£11,280,035	£10,672,309	£10,621,837	£10,612,819	£10,410,925	£10,209,031
60% LAR : 40% CIR	20%	£10,925,590	£10,331,024	£10,280,607	£10,271,599	£10,069,933	£9,868,266
60% LAR : 40% CIR	24%	£10,215,923	£9,647,687	£9,597,376	£9,588,387	£9,387,147	£9,185,906
60% LAR : 40% CIR	26%	£9,860,702	£9,305,638	£9,255,378	£9,246,397	£9,045,355	£8,844,312
60% LAR : 40% CIR	30%	£9,149,493	£8,620,785	£8,570,616	£8,561,652	£8,360,978	£8,160,303
60% LAR : 40% CIR	35%	£8,259,051	£7,763,311	£7,713,244	£7,704,297	£7,504,030	£7,303,763
60% LAR : 40% CIR	50%	£5,578,334	£5,181,650	£5,131,801	£5,122,890	£4,923,494	£4,724,100

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats	
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Value Area	Zone A - Zone 1 and Eastern Central Zone
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No Units	20
Site Area	0.1 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£8,623,218	£7,821,694	£7,864,865	£7,854,721	£7,627,402	£7,400,085
60% LAR : 40% CIR	8%	£7,701,041	£7,049,780	£8,993,304	£8,983,220	£8,757,312	£8,531,404
60% LAR : 40% CIR	12%	£7,238,111	£6,612,012	£8,555,695	£8,545,637	£8,320,368	£8,095,100
60% LAR : 40% CIR	14%	£7,006,190	£6,392,677	£8,336,437	£8,326,392	£8,101,427	£7,876,461
60% LAR : 40% CIR	18%	£6,541,441	£5,953,118	£5,897,021	£5,887,000	£5,662,609	£5,438,218
60% LAR : 40% CIR	20%	£6,308,616	£5,732,895	£5,676,865	£5,666,858	£5,442,736	£5,218,616
60% LAR : 40% CIR	24%	£5,842,070	£5,291,568	£5,235,666	£5,225,676	£5,002,066	£4,778,456
60% LAR : 40% CIR	26%	£5,608,351	£5,070,466	£5,014,623	£5,004,644	£4,781,273	£4,557,901
60% LAR : 40% CIR	30%	£5,140,028	£4,627,391	£4,571,659	£4,561,698	£4,338,773	£4,115,848
60% LAR : 40% CIR	35%	£4,552,979	£4,071,927	£4,016,321	£4,006,379	£3,783,953	£3,558,137
60% LAR : 40% CIR	50%	£2,779,089	£2,387,783	£2,331,610	£2,321,557	£2,096,864	£1,872,171

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,141,682	£1,843,208	£1,000,036	£1,910,179	£2,137,498	£2,364,815
60% LAR : 40% CIR	8%	£2,063,859	£2,715,129	£2,771,598	£2,761,680	£3,007,588	£3,235,498
60% LAR : 40% CIR	12%	£2,528,789	£3,152,888	£3,200,205	£3,190,283	£3,444,533	£3,669,800
60% LAR : 40% CIR	14%	£2,759,710	£3,372,223	£3,428,463	£3,418,508	£3,663,473	£3,888,439
60% LAR : 40% CIR	18%	£3,223,459	£3,811,782	£3,867,879	£3,857,900	£4,102,291	£4,326,882
60% LAR : 40% CIR	20%	£3,495,284	£4,032,005	£4,088,035	£4,078,044	£4,322,164	£4,546,284
60% LAR : 40% CIR	24%	£3,920,890	£4,473,332	£4,520,234	£4,510,224	£4,762,834	£4,986,444
60% LAR : 40% CIR	26%	£4,158,549	£4,694,434	£4,750,277	£4,740,256	£4,983,627	£5,206,599
60% LAR : 40% CIR	30%	£4,624,872	£5,137,509	£5,193,241	£5,183,202	£5,426,127	£5,649,052
60% LAR : 40% CIR	35%	£5,211,921	£5,892,673	£5,748,879	£5,738,821	£5,980,947	£6,206,763
60% LAR : 40% CIR	50%	£6,985,811	£7,377,117	£7,433,280	£7,423,343	£7,668,038	£7,892,729

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,904,618	£2,203,694	£2,146,265	£2,136,121	£1,908,802	£1,681,485
60% LAR : 40% CIR	8%	£1,982,441	£1,331,180	£1,274,704	£1,264,620	£1,038,712	£812,804
60% LAR : 40% CIR	12%	£1,519,511	£893,412	£837,095	£827,037	£601,768	£376,500
60% LAR : 40% CIR	14%	£1,287,590	£674,077	£617,837	£607,792	£382,827	£157,861
60% LAR : 40% CIR	18%	£822,841	£234,518	£178,421	£168,400	£55,991	£290,382
60% LAR : 40% CIR	20%	£590,016	£14,235	£41,746	£31,746	£275,864	£496,984
60% LAR : 40% CIR	24%	£123,470	£427,032	£482,934	£492,824	£716,534	£940,144
60% LAR : 40% CIR	26%	£110,249	£648,134	£703,977	£713,956	£937,327	£1,160,699
60% LAR : 40% CIR	30%	£378,572	£1,091,209	£1,146,941	£1,136,902	£1,379,827	£1,602,752
60% LAR : 40% CIR	35%	£1,165,621	£1,946,673	£1,702,279	£1,712,221	£1,934,647	£2,160,463
60% LAR : 40% CIR	50%	£3,939,511	£3,330,817	£3,386,699	£3,397,043	£3,621,736	£3,846,429

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,581,218	£3,879,694	£3,822,865	£3,812,721	£3,585,402	£3,358,085
60% LAR : 40% CIR	8%	£3,659,041	£3,007,780	£2,951,304	£2,941,220	£2,715,312	£2,489,404
60% LAR : 40% CIR	12%	£3,196,111	£2,570,012	£2,513,695	£2,503,637	£2,278,368	£2,053,100
60% LAR : 40% CIR	14%	£2,964,190	£2,350,677	£2,294,437	£2,284,392	£2,059,427	£1,834,461
60% LAR : 40% CIR	18%	£2,499,441	£1,911,118	£1,855,021	£1,845,000	£1,620,609	£1,396,218
60% LAR : 40% CIR	20%	£2,266,616	£1,690,895	£1,634,865	£1,624,858	£1,400,736	£1,176,616
60% LAR : 40% CIR	24%	£1,800,070	£1,249,568	£1,193,666	£1,183,676	£960,066	£736,456
60% LAR : 40% CIR	26%	£1,566,351	£1,028,466	£972,623	£962,644	£739,273	£515,901
60% LAR : 40% CIR	30%	£1,098,028	£595,391	£529,659	£519,698	£296,773	£73,848
60% LAR : 40% CIR	35%	£510,978	£29,927	£29,879	£29,821	£58,047	£83,863
60% LAR : 40% CIR	50%	£1,262,911	£1,884,217	£1,710,390	£1,720,443	£1,945,136	£2,169,829

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,801,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,563,118	£5,861,594	£5,804,765	£5,794,621	£5,567,302	£5,339,985
60% LAR : 40% CIR	8%	£5,640,941	£4,989,680	£4,933,204	£4,923,120	£4,697,212	£4,471,304
60% LAR : 40% CIR	12%	£5,178,011	£4,551,912	£4,495,595	£4,485,537	£4,260,268	£4,035,000
60% LAR : 40% CIR	14%	£4,946,090	£4,332,577	£4,276,337	£4,266,292	£4,041,327	£3,816,361
60% LAR : 40% CIR	18%	£4,481,341	£3,893,018	£3,836,821	£3,826,800	£3,602,569	£3,378,118
60% LAR : 40% CIR	24%	£4,248,516	£3,672,795	£3,616,765	£3,606,756	£3,382,636	£3,158,516
60% LAR : 40% CIR	26%	£3,781,970	£3,231,468	£3,175,566	£3,165,576	£2,941,966	£2,718,356
60% LAR : 40% CIR	30%	£3,548,251	£3,010,366	£2,954,523	£2,944,544	£2,721,173	£2,497,801
60% LAR : 40% CIR	35%	£3,079,928	£2,567,291	£2,511,559	£2,501,598	£2,278,673	£2,055,748
60% LAR : 40% CIR	50%	£2,492,879	£2,011,827	£1,956,221	£1,946,279	£1,723,853	£1,498,037
60% LAR : 40% CIR	50%	£718,989	£327,683	£271,510	£261,457	£36,764	£197,929

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone A - Kings Cross Lower
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No Units	20
Site Area	0.1 Ha

Sales value Inflation	Base
Build Cost Inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£8,623,218	£7,921,694	£7,864,865	£7,854,721	£7,627,402	£7,400,085
60% LAR : 40% CIR	12%	£7,701,041	£7,049,780	£6,993,304	£6,983,220	£6,757,312	£6,531,404
60% LAR : 40% CIR	14%	£7,236,111	£6,612,012	£6,555,695	£6,545,637	£6,320,368	£6,095,100
60% LAR : 40% CIR	18%	£6,541,441	£5,953,118	£5,897,021	£5,887,000	£5,662,609	£5,438,218
60% LAR : 40% CIR	20%	£6,308,616	£5,732,895	£5,676,865	£5,666,856	£5,442,736	£5,218,616
60% LAR : 40% CIR	24%	£5,842,070	£5,291,568	£5,235,666	£5,225,676	£5,002,068	£4,778,456
60% LAR : 40% CIR	26%	£5,608,351	£5,070,466	£5,014,623	£5,004,644	£4,781,273	£4,557,901
60% LAR : 40% CIR	30%	£5,140,028	£4,627,391	£4,571,659	£4,561,698	£4,338,773	£4,115,848
60% LAR : 40% CIR	35%	£4,552,979	£4,071,927	£4,016,321	£4,006,379	£3,783,953	£3,558,137
60% LAR : 40% CIR	50%	£2,779,089	£2,387,783	£2,331,610	£2,321,557	£2,098,864	£1,872,171

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,141,682	£1,843,206	£1,906,035	£1,910,179	£2,137,498	£2,364,815
60% LAR : 40% CIR	8%	£2,963,659	£2,715,120	£2,771,596	£2,781,080	£3,007,598	£3,233,496
60% LAR : 40% CIR	12%	£2,526,789	£3,192,888	£3,209,263	£3,219,263	£3,444,532	£3,669,890
60% LAR : 40% CIR	14%	£2,758,710	£3,372,223	£3,428,463	£3,438,508	£3,663,473	£3,889,439
60% LAR : 40% CIR	18%	£3,223,459	£3,811,782	£3,867,879	£3,877,900	£4,102,291	£4,326,682
60% LAR : 40% CIR	20%	£3,456,284	£4,032,005	£4,088,035	£4,098,044	£4,322,164	£4,546,284
60% LAR : 40% CIR	24%	£3,922,830	£4,473,332	£4,529,234	£4,539,234	£4,762,834	£4,986,444
60% LAR : 40% CIR	26%	£4,155,549	£4,694,434	£4,750,277	£4,760,256	£4,983,527	£5,206,599
60% LAR : 40% CIR	30%	£4,624,872	£5,137,509	£5,193,241	£5,203,202	£5,426,127	£5,649,052
60% LAR : 40% CIR	35%	£5,211,921	£5,692,973	£5,748,579	£5,758,521	£5,980,947	£6,206,783
60% LAR : 40% CIR	50%	£6,985,811	£7,377,417	£7,433,290	£7,443,343	£7,668,036	£7,892,729

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,904,618	£2,203,094	£2,146,265	£2,136,121	£1,908,302	£1,681,485
60% LAR : 40% CIR	8%	£1,952,441	£1,331,180	£1,274,704	£1,264,620	£1,038,712	£812,804
60% LAR : 40% CIR	12%	£1,519,511	£893,412	£837,095	£827,037	£601,768	£376,500
60% LAR : 40% CIR	14%	£1,287,590	£674,077	£617,837	£607,792	£382,827	£157,861
60% LAR : 40% CIR	18%	£922,841	£234,518	£178,421	£168,400	£55,991	£290,382
60% LAR : 40% CIR	20%	£980,016	£14,235	£41,735	£31,744	£275,864	£499,984
60% LAR : 40% CIR	24%	£123,470	£427,032	£482,934	£492,924	£716,534	£940,144
60% LAR : 40% CIR	26%	£110,249	£648,134	£703,977	£713,956	£937,327	£1,160,699
60% LAR : 40% CIR	30%	£578,572	£1,091,209	£1,146,041	£1,156,902	£1,379,827	£1,602,752
60% LAR : 40% CIR	35%	£1,165,621	£1,646,873	£1,702,279	£1,712,221	£1,934,647	£2,160,463
60% LAR : 40% CIR	50%	£2,839,511	£3,330,817	£3,386,990	£3,397,043	£3,621,736	£3,846,428

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,581,218	£3,879,694	£3,822,865	£3,812,721	£3,585,402	£3,358,085
60% LAR : 40% CIR	8%	£3,659,041	£3,007,780	£2,951,304	£2,941,220	£2,715,312	£2,489,404
60% LAR : 40% CIR	12%	£3,196,111	£2,570,012	£2,513,695	£2,503,637	£2,278,368	£2,053,100
60% LAR : 40% CIR	14%	£2,964,190	£2,350,677	£2,294,437	£2,284,392	£2,059,427	£1,834,461
60% LAR : 40% CIR	18%	£2,499,441	£1,911,118	£1,855,021	£1,845,000	£1,620,509	£1,396,218
60% LAR : 40% CIR	20%	£2,266,616	£1,690,895	£1,634,865	£1,624,856	£1,400,736	£1,176,616
60% LAR : 40% CIR	24%	£1,800,070	£1,249,568	£1,193,666	£1,183,676	£960,066	£736,456
60% LAR : 40% CIR	26%	£1,566,351	£1,028,466	£972,623	£962,644	£739,273	£515,901
60% LAR : 40% CIR	30%	£1,098,028	£585,391	£529,659	£519,698	£296,773	£73,848
60% LAR : 40% CIR	35%	£510,979	£29,927	£25,879	£25,821	£288,847	£485,963
60% LAR : 40% CIR	50%	£1,262,911	£1,654,217	£1,710,390	£1,720,443	£1,945,136	£2,169,829

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£6,583,118	£5,861,594	£5,804,765	£5,794,621	£5,567,302	£5,339,985
60% LAR : 40% CIR	8%	£5,840,941	£4,989,680	£4,933,204	£4,923,120	£4,697,212	£4,471,304
60% LAR : 40% CIR	12%	£5,178,011	£4,551,912	£4,495,595	£4,485,537	£4,260,288	£4,035,000
60% LAR : 40% CIR	14%	£4,946,090	£4,332,577	£4,276,337	£4,266,292	£4,041,327	£3,816,361
60% LAR : 40% CIR	18%	£4,451,341	£3,893,018	£3,836,921	£3,826,900	£3,602,509	£3,378,118
60% LAR : 40% CIR	20%	£4,248,516	£3,672,795	£3,616,765	£3,606,756	£3,382,366	£3,158,516
60% LAR : 40% CIR	24%	£3,781,970	£3,231,468	£3,175,566	£3,165,576	£2,941,966	£2,718,566
60% LAR : 40% CIR	26%	£3,548,251	£3,010,366	£2,954,523	£2,944,544	£2,721,173	£2,497,801
60% LAR : 40% CIR	30%	£3,079,928	£2,367,291	£2,311,559	£2,301,598	£2,278,073	£2,053,748
60% LAR : 40% CIR	35%	£2,492,879	£2,011,527	£1,956,221	£1,946,279	£1,723,853	£1,498,037
60% LAR : 40% CIR	50%	£718,989	£327,683	£271,510	£261,457	£36,764	£187,929

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone A - Kings Cross Higher
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No Units	20
Site Area	0.1 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,036,981	£9,312,851	£9,256,021	£9,245,877	£9,018,560	£8,791,241
60% LAR : 40% CIR	8%	£9,001,703	£8,329,645	£8,273,167	£8,263,083	£8,037,176	£7,811,268
60% LAR : 40% CIR	12%	£8,482,222	£7,836,229	£7,779,912	£7,769,855	£7,544,587	£7,319,318
60% LAR : 40% CIR	14%	£8,222,027	£7,589,073	£7,532,831	£7,522,787	£7,297,822	£7,072,857
60% LAR : 40% CIR	18%	£7,700,726	£7,093,567	£7,037,770	£7,027,749	£6,803,358	£6,578,967
60% LAR : 40% CIR	20%	£7,439,626	£6,845,821	£6,789,791	£6,779,782	£6,555,661	£6,331,541
60% LAR : 40% CIR	24%	£6,916,530	£6,348,646	£6,292,944	£6,282,956	£6,059,346	£5,835,735
60% LAR : 40% CIR	26%	£6,654,535	£6,099,921	£6,044,079	£6,034,100	£5,810,728	£5,587,357
60% LAR : 40% CIR	30%	£6,129,662	£5,601,201	£5,545,469	£5,535,508	£5,312,583	£5,089,658
60% LAR : 40% CIR	35%	£5,471,926	£4,976,178	£4,920,572	£4,910,631	£4,688,204	£4,465,778
60% LAR : 40% CIR	50%	£3,487,916	£3,089,709	£3,033,535	£3,023,483	£2,798,790	£2,574,097

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£272,081	£452,049	£608,879	£519,023	£746,340	£973,659
60% LAR : 40% CIR	8%	£1,963,197	£1,495,255	£1,491,793	£1,501,817	£1,727,724	£1,959,632
60% LAR : 40% CIR	12%	£1,282,678	£1,069,071	£1,084,989	£1,099,045	£1,220,319	£1,445,582
60% LAR : 40% CIR	14%	£1,542,873	£2,175,827	£2,232,069	£2,242,113	£2,467,078	£2,692,043
60% LAR : 40% CIR	18%	£2,064,174	£2,671,033	£2,727,130	£2,737,151	£2,961,542	£3,185,933
60% LAR : 40% CIR	20%	£2,325,274	£2,919,079	£2,975,109	£2,985,118	£3,209,339	£3,433,359
60% LAR : 40% CIR	24%	£2,848,370	£3,416,254	£3,471,996	£3,481,944	£3,705,654	£3,929,265
60% LAR : 40% CIR	26%	£3,110,365	£3,664,979	£3,720,821	£3,730,800	£3,954,172	£4,177,543
60% LAR : 40% CIR	30%	£3,635,238	£4,163,899	£4,219,431	£4,229,392	£4,452,317	£4,675,242
60% LAR : 40% CIR	35%	£4,292,974	£4,788,722	£4,844,328	£4,854,269	£5,076,896	£5,299,122
60% LAR : 40% CIR	50%	£6,216,894	£6,875,191	£6,931,395	£6,941,417	£7,166,110	£7,390,899

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,318,381	£3,594,251	£3,537,421	£3,527,277	£3,299,960	£3,072,641
60% LAR : 40% CIR	8%	£3,283,103	£2,611,045	£2,554,567	£2,544,483	£2,318,570	£2,092,668
60% LAR : 40% CIR	12%	£2,763,622	£2,117,629	£2,061,312	£2,051,255	£1,825,987	£1,600,718
60% LAR : 40% CIR	14%	£2,503,427	£1,870,473	£1,814,231	£1,804,187	£1,579,222	£1,354,257
60% LAR : 40% CIR	18%	£1,982,126	£1,375,267	£1,319,170	£1,309,149	£1,084,758	£860,367
60% LAR : 40% CIR	20%	£1,721,026	£1,127,221	£1,071,191	£1,061,182	£837,051	£612,941
60% LAR : 40% CIR	24%	£1,197,930	£630,246	£574,344	£564,356	£340,746	£117,135
60% LAR : 40% CIR	26%	£935,935	£381,321	£325,479	£315,500	£92,128	£-131,243
60% LAR : 40% CIR	30%	£411,062	£-117,399	£-173,131	£-183,092	£-406,017	£-628,942
60% LAR : 40% CIR	35%	£-246,874	£-742,422	£-798,028	£-807,969	£-1,030,396	£-1,252,932
60% LAR : 40% CIR	50%	£-230,694	£-628,891	£-685,065	£-695,117	£-919,810	£-1,144,599

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,994,981	£5,270,851	£5,214,021	£5,203,877	£4,976,560	£4,749,241
60% LAR : 40% CIR	8%	£4,959,703	£4,287,645	£4,231,167	£4,221,083	£3,995,176	£3,769,268
60% LAR : 40% CIR	12%	£4,440,222	£3,794,229	£3,737,912	£3,727,855	£3,502,587	£3,277,318
60% LAR : 40% CIR	14%	£4,180,027	£3,547,073	£3,490,831	£3,480,787	£3,255,822	£3,030,857
60% LAR : 40% CIR	18%	£3,658,726	£3,051,867	£2,995,770	£2,985,749	£2,761,358	£2,536,967
60% LAR : 40% CIR	20%	£3,397,626	£2,803,821	£2,747,791	£2,737,782	£2,513,661	£2,289,541
60% LAR : 40% CIR	24%	£2,874,530	£2,306,846	£2,250,944	£2,240,956	£2,017,346	£1,793,735
60% LAR : 40% CIR	26%	£2,612,535	£2,057,921	£2,002,079	£1,992,100	£1,768,728	£1,545,357
60% LAR : 40% CIR	30%	£2,087,662	£1,559,201	£1,503,469	£1,493,508	£1,270,583	£1,047,658
60% LAR : 40% CIR	35%	£1,429,926	£934,178	£878,572	£868,631	£646,204	£423,778
60% LAR : 40% CIR	50%	£-554,884	£-952,291	£-1,008,465	£-1,018,517	£-1,243,210	£-1,467,903

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£7,976,881	£7,252,751	£7,195,921	£7,185,777	£6,958,460	£6,731,141
60% LAR : 40% CIR	8%	£6,941,603	£6,269,545	£6,213,067	£6,202,983	£5,977,076	£5,751,168
60% LAR : 40% CIR	12%	£6,422,122	£5,776,129	£5,719,812	£5,709,755	£5,484,487	£5,259,218
60% LAR : 40% CIR	14%	£6,161,927	£5,528,973	£5,472,731	£5,462,687	£5,237,722	£5,012,757
60% LAR : 40% CIR	18%	£5,640,626	£5,033,767	£4,977,670	£4,967,649	£4,743,258	£4,518,867
60% LAR : 40% CIR	20%	£5,379,526	£4,785,721	£4,729,691	£4,719,682	£4,495,561	£4,271,441
60% LAR : 40% CIR	24%	£4,856,430	£4,288,746	£4,232,844	£4,222,856	£3,999,246	£3,775,635
60% LAR : 40% CIR	26%	£4,594,435	£4,039,821	£3,983,979	£3,974,000	£3,750,628	£3,527,257
60% LAR : 40% CIR	30%	£4,069,562	£3,541,101	£3,485,369	£3,475,408	£3,252,483	£3,029,558
60% LAR : 40% CIR	35%	£3,411,826	£2,916,078	£2,860,472	£2,850,531	£2,628,104	£2,405,678
60% LAR : 40% CIR	50%	£1,427,816	£1,029,609	£973,435	£963,383	£738,690	£513,997

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats	
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Value Area	Zone A - Lower Central Zone
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No Units	20
Site Area	0.1 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£11,450,744	£10,704,008	£10,647,178	£10,837,033	£10,409,716	£10,182,398
60% LAR : 40% CIR	8%	£10,302,365	£9,609,509	£9,553,032	£9,542,947	£9,317,040	£9,091,133
60% LAR : 40% CIR	12%	£9,726,334	£9,060,447	£9,004,129	£8,994,073	£8,768,804	£8,543,536
60% LAR : 40% CIR	14%	£9,437,863	£8,785,467	£8,729,226	£8,719,182	£8,494,216	£8,269,251
60% LAR : 40% CIR	18%	£8,860,012	£8,234,615	£8,178,518	£8,168,497	£7,944,106	£7,719,715
60% LAR : 40% CIR	20%	£8,570,637	£7,958,746	£7,902,716	£7,892,706	£7,668,586	£7,444,467
60% LAR : 40% CIR	24%	£7,990,989	£7,408,126	£7,353,224	£7,343,234	£7,119,824	£6,895,014
60% LAR : 40% CIR	26%	£7,700,720	£7,129,378	£7,073,534	£7,063,556	£6,840,185	£6,616,813
60% LAR : 40% CIR	30%	£7,119,297	£6,575,010	£6,519,278	£6,509,318	£6,286,392	£6,063,467
60% LAR : 40% CIR	35%	£6,390,871	£5,880,431	£5,824,824	£5,814,862	£5,592,456	£5,370,030
60% LAR : 40% CIR	50%	£4,194,797	£3,786,066	£3,730,737	£3,720,836	£3,499,520	£3,276,024

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,085,844	£939,108	£882,278	£872,133	£644,816	£417,498
60% LAR : 40% CIR	8%	£537,465	£185,391	£211,868	£221,853	£497,860	£671,767
60% LAR : 40% CIR	12%	£363,666	£704,463	£760,771	£770,927	£598,068	£1,271,264
60% LAR : 40% CIR	14%	£327,037	£979,433	£1,035,674	£1,045,718	£1,270,684	£1,495,649
60% LAR : 40% CIR	18%	£904,888	£1,530,285	£1,588,382	£1,598,403	£1,820,794	£2,045,185
60% LAR : 40% CIR	20%	£1,194,263	£1,806,154	£1,862,184	£1,872,194	£2,096,514	£2,320,433
60% LAR : 40% CIR	24%	£1,773,011	£2,240,146	£2,294,174	£2,304,166	£2,648,276	£2,871,686
60% LAR : 40% CIR	26%	£2,064,180	£2,535,522	£2,591,366	£2,601,344	£2,924,715	£3,148,067
60% LAR : 40% CIR	30%	£2,645,603	£3,189,890	£3,245,622	£3,255,582	£3,478,508	£3,701,433
60% LAR : 40% CIR	35%	£3,374,029	£3,884,469	£3,940,076	£3,950,018	£4,172,444	£4,394,870
60% LAR : 40% CIR	50%	£5,570,103	£5,978,834	£6,034,163	£6,044,064	£6,265,380	£6,488,876

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,732,144	£4,985,408	£4,928,578	£4,918,433	£4,691,116	£4,463,798
60% LAR : 40% CIR	8%	£4,683,765	£3,890,959	£3,834,432	£3,824,347	£3,598,440	£3,372,533
60% LAR : 40% CIR	12%	£4,007,734	£3,341,847	£3,285,529	£3,275,473	£3,050,204	£2,824,936
60% LAR : 40% CIR	14%	£3,719,263	£3,066,867	£3,010,626	£3,000,582	£2,775,616	£2,550,651
60% LAR : 40% CIR	18%	£3,141,412	£2,516,015	£2,459,918	£2,449,897	£2,225,506	£2,001,115
60% LAR : 40% CIR	20%	£2,852,037	£2,240,146	£2,184,116	£2,174,106	£1,949,366	£1,725,367
60% LAR : 40% CIR	24%	£2,272,389	£1,687,526	£1,631,624	£1,621,634	£1,398,024	£1,174,414
60% LAR : 40% CIR	26%	£1,982,120	£1,410,778	£1,354,934	£1,344,956	£1,121,585	£898,213
60% LAR : 40% CIR	30%	£1,400,697	£856,410	£800,678	£790,718	£567,792	£344,867
60% LAR : 40% CIR	35%	£672,271	£161,831	£106,224	£96,262	£126,144	£348,570
60% LAR : 40% CIR	50%	£1,656,803	£1,559,834	£1,967,663	£1,997,764	£2,219,090	£2,442,576

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,408,744	£6,682,908	£6,605,178	£6,595,033	£6,367,716	£6,140,398
60% LAR : 40% CIR	8%	£6,260,965	£5,567,509	£5,511,032	£5,500,947	£5,275,040	£5,049,133
60% LAR : 40% CIR	12%	£5,684,334	£5,018,447	£4,962,129	£4,952,073	£4,726,804	£4,501,536
60% LAR : 40% CIR	14%	£5,395,863	£4,743,467	£4,687,226	£4,677,182	£4,452,216	£4,227,251
60% LAR : 40% CIR	18%	£4,818,012	£4,192,615	£4,136,518	£4,126,497	£3,902,106	£3,677,715
60% LAR : 40% CIR	20%	£4,528,637	£3,916,746	£3,860,716	£3,850,706	£3,626,386	£3,402,467
60% LAR : 40% CIR	24%	£3,948,989	£3,364,126	£3,308,224	£3,298,234	£3,074,624	£2,851,014
60% LAR : 40% CIR	26%	£3,658,720	£3,087,378	£3,031,534	£3,021,556	£2,798,185	£2,574,813
60% LAR : 40% CIR	30%	£3,077,297	£2,533,010	£2,477,278	£2,467,318	£2,244,392	£2,021,467
60% LAR : 40% CIR	35%	£2,348,871	£1,838,431	£1,782,824	£1,772,862	£1,550,456	£1,328,030
60% LAR : 40% CIR	50%	£152,797	£255,334	£311,263	£321,164	£542,480	£765,976

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,390,644	£8,643,908	£8,587,078	£8,576,933	£8,348,616	£8,122,298
60% LAR : 40% CIR	8%	£8,242,265	£7,549,409	£7,492,932	£7,482,847	£7,256,940	£7,031,033
60% LAR : 40% CIR	12%	£7,666,234	£7,000,347	£6,944,029	£6,933,973	£6,708,704	£6,483,436
60% LAR : 40% CIR	14%	£7,377,763	£6,725,367	£6,669,128	£6,659,082	£6,434,116	£6,209,151
60% LAR : 40% CIR	18%	£6,799,912	£6,174,515	£6,118,418	£6,108,397	£5,884,026	£5,659,615
60% LAR : 40% CIR	20%	£6,510,537	£5,898,646	£5,842,616	£5,832,606	£5,608,486	£5,384,367
60% LAR : 40% CIR	24%	£5,930,889	£5,346,026	£5,290,124	£5,280,134	£5,056,524	£4,832,914
60% LAR : 40% CIR	26%	£5,640,620	£5,069,278	£5,013,434	£5,003,456	£4,780,085	£4,556,713
60% LAR : 40% CIR	30%	£5,059,197	£4,514,910	£4,459,178	£4,449,218	£4,226,292	£4,003,367
60% LAR : 40% CIR	35%	£4,330,771	£3,820,331	£3,764,724	£3,754,782	£3,532,356	£3,309,930
60% LAR : 40% CIR	50%	£2,134,697	£1,725,966	£1,670,637	£1,660,736	£1,439,420	£1,215,924

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone A - Medium Central Zone
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No Units	20
Site Area	0.1 Ha

Sales value Inflation	Base
Build cost Inflation	Base
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£14,749,524	£13,950,040	£13,893,210	£13,883,065	£13,855,748	£13,428,430
60% LAR : 40% CIR	8%	£13,337,243	£12,595,858	£12,539,382	£12,529,287	£12,303,390	£12,077,481
60% LAR : 40% CIR	12%	£12,629,261	£11,916,955	£11,860,638	£11,850,580	£11,625,312	£11,400,044
60% LAR : 40% CIR	14%	£12,274,813	£11,577,054	£11,520,814	£11,510,768	£11,285,803	£11,060,838
60% LAR : 40% CIR	18%	£11,565,012	£10,896,361	£10,840,263	£10,830,244	£10,605,852	£10,381,461
60% LAR : 40% CIR	20%	£11,209,061	£10,555,572	£10,499,542	£10,489,532	£10,265,412	£10,041,292
60% LAR : 40% CIR	24%	£10,498,062	£9,873,110	£9,817,208	£9,807,219	£9,583,009	£9,359,099
60% LAR : 40% CIR	26%	£10,141,817	£9,531,441	£9,475,598	£9,465,619	£9,242,248	£9,018,876
60% LAR : 40% CIR	30%	£9,426,443	£8,847,233	£8,791,501	£8,781,540	£8,558,615	£8,335,690
60% LAR : 40% CIR	35%	£8,535,078	£7,990,351	£7,934,745	£7,924,803	£7,702,377	£7,479,951
60% LAR : 40% CIR	50%	£5,844,187	£5,409,083	£5,353,754	£5,343,852	£5,122,536	£4,901,220

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,984,624	£4,185,140	£4,128,310	£4,118,165	£3,890,848	£3,663,530
60% LAR : 40% CIR	8%	£3,572,343	£2,830,958	£2,774,482	£2,764,397	£2,538,490	£2,312,581
60% LAR : 40% CIR	12%	£2,864,361	£2,152,055	£2,095,738	£2,085,680	£1,860,412	£1,635,144
60% LAR : 40% CIR	14%	£2,509,913	£1,812,154	£1,755,914	£1,745,868	£1,520,903	£1,295,938
60% LAR : 40% CIR	18%	£1,800,112	£1,131,461	£1,075,363	£1,065,344	£840,952	£616,561
60% LAR : 40% CIR	20%	£1,444,761	£790,672	£734,642	£724,632	£500,512	£276,392
60% LAR : 40% CIR	24%	£733,162	£108,210	£52,308	£42,319	£18,841	£404,061
60% LAR : 40% CIR	26%	£376,917	£-233,458	£-269,302	£-269,281	£-522,652	£-746,024
60% LAR : 40% CIR	30%	£-336,457	£-917,667	£-973,399	£-983,360	£-1,206,285	£-1,429,210
60% LAR : 40% CIR	35%	£-1,229,822	£-1,774,949	£-1,830,135	£-1,840,097	£-2,062,523	£-2,284,949
60% LAR : 40% CIR	50%	£-3,920,719	£-4,355,817	£-4,411,146	£-4,421,048	£-4,642,364	£-4,863,690

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£9,030,924	£8,231,440	£8,174,610	£8,164,465	£7,937,148	£7,709,830
60% LAR : 40% CIR	8%	£7,619,543	£6,877,258	£6,820,782	£6,810,697	£6,584,790	£6,358,881
60% LAR : 40% CIR	12%	£6,910,661	£6,198,355	£6,142,038	£6,131,980	£5,906,712	£5,681,444
60% LAR : 40% CIR	14%	£6,556,213	£5,858,454	£5,802,214	£5,792,168	£5,567,203	£5,342,238
60% LAR : 40% CIR	18%	£5,846,412	£5,177,761	£5,121,663	£5,111,644	£4,887,262	£4,662,861
60% LAR : 40% CIR	20%	£5,491,061	£4,838,972	£4,782,942	£4,772,932	£4,548,512	£4,324,092
60% LAR : 40% CIR	24%	£4,779,462	£4,154,510	£4,098,608	£4,088,619	£3,865,009	£3,641,399
60% LAR : 40% CIR	26%	£4,423,217	£3,812,841	£3,756,998	£3,747,019	£3,523,648	£3,300,276
60% LAR : 40% CIR	30%	£3,709,843	£3,128,633	£3,072,901	£3,062,940	£2,840,015	£2,617,090
60% LAR : 40% CIR	35%	£2,816,478	£2,271,751	£2,216,145	£2,206,203	£1,983,777	£1,761,351
60% LAR : 40% CIR	50%	£125,587	£-269,517	£-364,848	£-374,746	£-586,664	£-817,389

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£10,707,524	£9,908,040	£9,851,210	£9,841,065	£9,613,748	£9,386,430
60% LAR : 40% CIR	8%	£9,295,243	£8,553,858	£8,497,382	£8,487,287	£8,261,390	£8,035,481
60% LAR : 40% CIR	12%	£8,587,261	£7,874,955	£7,818,638	£7,808,580	£7,583,312	£7,358,044
60% LAR : 40% CIR	14%	£8,232,813	£7,535,054	£7,478,814	£7,468,768	£7,243,803	£7,018,838
60% LAR : 40% CIR	18%	£7,523,012	£6,854,361	£6,798,263	£6,788,244	£6,563,852	£6,339,461
60% LAR : 40% CIR	20%	£7,167,061	£6,513,572	£6,457,542	£6,447,532	£6,223,412	£5,999,292
60% LAR : 40% CIR	24%	£6,456,062	£5,831,110	£5,775,208	£5,765,219	£5,541,609	£5,317,999
60% LAR : 40% CIR	26%	£6,099,817	£5,489,441	£5,433,598	£5,423,619	£5,200,248	£4,976,876
60% LAR : 40% CIR	30%	£5,386,443	£4,805,233	£4,749,501	£4,739,540	£4,516,615	£4,293,690
60% LAR : 40% CIR	35%	£4,493,078	£3,949,351	£3,893,745	£3,883,803	£3,660,377	£3,437,951
60% LAR : 40% CIR	50%	£1,802,187	£1,367,083	£1,311,754	£1,301,852	£1,080,536	£859,220

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£11,889,424	£11,889,940	£11,833,110	£11,822,965	£11,595,648	£11,368,330
60% LAR : 40% CIR	8%	£11,277,143	£10,535,758	£10,479,282	£10,469,197	£10,243,290	£10,017,381
60% LAR : 40% CIR	12%	£10,569,161	£9,856,855	£9,800,538	£9,790,480	£9,565,212	£9,339,944
60% LAR : 40% CIR	14%	£10,214,713	£9,516,954	£9,460,714	£9,450,668	£9,225,703	£9,000,738
60% LAR : 40% CIR	18%	£9,504,912	£8,836,261	£8,780,163	£8,770,144	£8,545,752	£8,321,361
60% LAR : 40% CIR	20%	£9,149,561	£8,495,472	£8,439,442	£8,429,432	£8,205,312	£7,981,192
60% LAR : 40% CIR	24%	£8,437,962	£7,813,010	£7,757,108	£7,747,119	£7,523,509	£7,299,899
60% LAR : 40% CIR	26%	£8,081,717	£7,471,341	£7,415,498	£7,405,519	£7,182,148	£6,958,776
60% LAR : 40% CIR	30%	£7,369,343	£6,767,133	£6,711,401	£6,701,440	£6,478,515	£6,255,590
60% LAR : 40% CIR	35%	£6,474,978	£5,930,251	£5,874,645	£5,864,703	£5,642,277	£5,419,851
60% LAR : 40% CIR	50%	£3,784,087	£3,348,983	£3,293,654	£3,283,752	£3,062,436	£2,841,120

LB Camden
Local Plan Viability Testing 2023

Rasi 8 - 20 Flats

Value Area	Zone A - Higher Central Zone
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No Units	20
Site Area	0.1 Ha

Sales value inflation	Base
Build cost inflation	Base
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£16,634,541	£15,804,915	£15,748,085	£15,737,941	£15,510,624	£15,283,305
60% LAR : 40% CIR	8%	£15,071,459	£14,302,343	£14,245,867	£14,235,783	£14,009,874	£13,783,967
60% LAR : 40% CIR	12%	£14,288,075	£13,549,245	£13,492,928	£13,482,871	£13,257,603	£13,032,334
60% LAR : 40% CIR	14%	£13,895,928	£13,172,248	£13,116,006	£13,105,962	£12,880,997	£12,656,032
60% LAR : 40% CIR	18%	£13,110,726	£12,417,359	£12,361,261	£12,351,241	£12,126,850	£11,902,459
60% LAR : 40% CIR	20%	£12,717,674	£12,039,472	£11,983,442	£11,973,433	£11,749,312	£11,525,192
60% LAR : 40% CIR	24%	£11,930,675	£11,292,915	£11,238,913	£11,228,925	£11,003,314	£10,780,704
60% LAR : 40% CIR	26%	£11,536,730	£10,904,409	£10,848,206	£10,838,227	£10,614,856	£10,391,485
60% LAR : 40% CIR	30%	£10,747,954	£10,145,645	£10,089,914	£10,079,953	£9,857,028	£9,634,103
60% LAR : 40% CIR	35%	£9,760,339	£9,196,021	£9,140,414	£9,130,472	£8,908,046	£8,685,619
60% LAR : 40% CIR	50%	£6,786,695	£6,336,520	£6,281,191	£6,271,289	£6,049,974	£5,828,658

**Residual Land values compared to benchmark land values
Higher Value Secondary Offices**

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,869,641	£6,040,015	£5,983,185	£5,973,041	£5,745,724	£5,518,405
60% LAR : 40% CIR	8%	£5,306,559	£4,537,443	£4,480,967	£4,470,863	£4,244,974	£4,019,067
60% LAR : 40% CIR	12%	£4,823,175	£3,784,345	£3,728,028	£3,717,971	£3,492,703	£3,267,434
60% LAR : 40% CIR	14%	£4,311,028	£3,407,348	£3,351,106	£3,341,062	£3,116,097	£2,891,132
60% LAR : 40% CIR	18%	£3,345,826	£2,652,459	£2,596,361	£2,586,341	£2,361,950	£2,137,559
60% LAR : 40% CIR	20%	£2,952,774	£2,274,572	£2,218,542	£2,208,533	£1,984,412	£1,760,292
60% LAR : 40% CIR	24%	£2,165,775	£1,517,915	£1,462,015	£1,452,025	£1,228,414	£1,004,804
60% LAR : 40% CIR	26%	£1,771,830	£1,139,149	£1,083,306	£1,073,327	£849,956	£626,585
60% LAR : 40% CIR	30%	£983,054	£380,745	£325,014	£315,053	£92,128	£-130,797
60% LAR : 40% CIR	35%	£-4,561	£-568,879	£-624,486	£-634,428	£-686,854	£-1,079,281
60% LAR : 40% CIR	50%	£-2,976,205	£-3,428,380	£-3,483,709	£-3,493,611	£-3,714,926	£-3,936,242

**Residual Land values compared to benchmark land values
Medium Value Secondary Offices**

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,915,941	£10,086,315	£10,029,485	£10,019,341	£9,792,024	£9,564,705
60% LAR : 40% CIR	8%	£9,352,859	£8,563,743	£8,507,267	£8,497,183	£8,271,274	£8,045,367
60% LAR : 40% CIR	12%	£8,569,475	£7,830,645	£7,774,328	£7,764,271	£7,539,003	£7,313,734
60% LAR : 40% CIR	14%	£8,177,328	£7,453,648	£7,397,406	£7,387,362	£7,162,397	£6,937,432
60% LAR : 40% CIR	18%	£7,392,126	£6,698,759	£6,642,661	£6,632,641	£6,408,250	£6,183,859
60% LAR : 40% CIR	20%	£6,999,074	£6,310,872	£6,254,942	£6,244,933	£6,020,712	£5,796,502
60% LAR : 40% CIR	24%	£6,212,075	£5,564,215	£5,508,313	£5,498,325	£5,274,714	£5,051,104
60% LAR : 40% CIR	26%	£5,818,130	£5,185,449	£5,129,606	£5,119,627	£4,896,256	£4,672,885
60% LAR : 40% CIR	30%	£5,029,354	£4,427,045	£4,371,314	£4,361,353	£4,138,428	£3,915,503
60% LAR : 40% CIR	35%	£4,041,739	£3,477,421	£3,421,814	£3,411,872	£3,189,446	£2,967,019
60% LAR : 40% CIR	50%	£1,068,095	£817,920	£862,591	£852,689	£331,374	£110,058

**Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space**

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,592,541	£11,762,915	£11,706,085	£11,695,941	£11,468,624	£11,241,305
60% LAR : 40% CIR	8%	£11,029,459	£10,260,343	£10,203,867	£10,193,783	£9,967,874	£9,741,967
60% LAR : 40% CIR	12%	£10,246,075	£9,507,245	£9,450,928	£9,440,871	£9,215,603	£8,990,334
60% LAR : 40% CIR	14%	£9,853,928	£9,130,248	£9,074,006	£9,063,962	£8,838,997	£8,614,032
60% LAR : 40% CIR	18%	£9,068,726	£8,375,359	£8,319,261	£8,309,241	£8,084,850	£7,860,459
60% LAR : 40% CIR	20%	£8,675,674	£7,997,472	£7,941,442	£7,931,433	£7,707,312	£7,483,192
60% LAR : 40% CIR	24%	£7,888,675	£7,240,815	£7,184,913	£7,174,925	£6,951,314	£6,727,704
60% LAR : 40% CIR	26%	£7,494,730	£6,862,049	£6,806,206	£6,796,227	£6,572,856	£6,349,485
60% LAR : 40% CIR	30%	£6,705,954	£6,103,645	£6,047,914	£6,037,953	£5,815,028	£5,592,103
60% LAR : 40% CIR	35%	£5,718,339	£5,154,021	£5,098,414	£5,088,472	£4,866,046	£4,643,619
60% LAR : 40% CIR	50%	£2,744,695	£2,294,520	£2,239,191	£2,229,289	£2,007,974	£1,786,658

**Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution**

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£14,574,441	£13,744,815	£13,687,985	£13,677,841	£13,450,524	£13,223,205
60% LAR : 40% CIR	8%	£13,011,359	£12,242,243	£12,185,767	£12,175,683	£11,949,774	£11,723,867
60% LAR : 40% CIR	12%	£12,227,975	£11,489,145	£11,432,828	£11,422,771	£11,197,503	£10,972,234
60% LAR : 40% CIR	14%	£11,835,828	£11,112,148	£11,055,906	£11,045,862	£10,820,897	£10,595,932
60% LAR : 40% CIR	18%	£11,050,626	£10,357,259	£10,301,161	£10,291,141	£10,066,750	£9,842,359
60% LAR : 40% CIR	20%	£10,657,574	£9,979,372	£9,923,342	£9,913,333	£9,689,212	£9,465,092
60% LAR : 40% CIR	24%	£9,870,575	£9,222,715	£9,166,813	£9,156,825	£8,933,214	£8,709,604
60% LAR : 40% CIR	26%	£9,476,630	£8,843,949	£8,788,106	£8,778,127	£8,554,796	£8,331,385
60% LAR : 40% CIR	30%	£8,687,854	£8,085,545	£8,029,614	£8,019,653	£7,796,928	£7,574,003
60% LAR : 40% CIR	35%	£7,700,239	£7,135,921	£7,080,314	£7,070,372	£6,847,946	£6,625,519
60% LAR : 40% CIR	50%	£4,726,595	£4,276,420	£4,221,091	£4,211,189	£3,989,874	£3,768,558

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats	
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Value Area	Zone A - Zone 1 and Eastern Central Zone
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No Units	30
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£25,199,266	£23,588,081	£23,525,973	£23,511,132	£23,262,698	£23,014,263
60% LAR : 40% CIR	5%	£23,917,499	£22,378,247	£22,316,139	£22,301,299	£22,052,864	£21,804,429
60% LAR : 40% CIR	10%	£22,635,734	£21,168,414	£21,106,305	£21,091,465	£20,843,030	£20,594,595
60% LAR : 40% CIR	15%	£21,353,967	£19,958,581	£19,896,472	£19,881,631	£19,633,196	£19,384,761
60% LAR : 40% CIR	20%	£20,072,202	£18,748,747	£18,686,638	£18,671,797	£18,423,362	£18,174,927
60% LAR : 40% CIR	25%	£18,790,435	£17,538,913	£17,476,804	£17,461,963	£17,213,528	£16,965,093
60% LAR : 40% CIR	30%	£17,508,669	£16,329,079	£16,266,970	£16,252,130	£16,003,695	£15,755,260
60% LAR : 40% CIR	35%	£16,226,903	£15,119,246	£15,057,137	£15,042,296	£14,793,862	£14,545,427
60% LAR : 40% CIR	40%	£14,945,137	£13,909,412	£13,847,303	£13,832,463	£13,584,028	£13,335,593
60% LAR : 40% CIR	45%	£13,663,372	£12,699,578	£12,637,470	£12,622,629	£12,374,194	£12,125,759
60% LAR : 40% CIR	50%	£12,381,605	£11,489,744	£11,427,636	£11,412,795	£11,164,360	£10,915,925

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£15,434,366	£13,823,181	£13,761,073	£13,746,232	£13,497,798	£13,249,363
60% LAR : 40% CIR	5%	£14,152,599	£12,613,347	£12,551,239	£12,536,399	£12,287,964	£12,039,529
60% LAR : 40% CIR	10%	£12,870,834	£11,403,514	£11,341,405	£11,326,565	£11,078,130	£10,829,695
60% LAR : 40% CIR	15%	£11,589,067	£10,193,681	£10,131,572	£10,116,731	£9,868,296	£9,619,861
60% LAR : 40% CIR	20%	£10,307,302	£8,983,847	£8,921,738	£8,906,897	£8,658,462	£8,410,027
60% LAR : 40% CIR	25%	£9,025,535	£7,774,013	£7,711,904	£7,697,063	£7,448,628	£7,200,193
60% LAR : 40% CIR	30%	£7,743,769	£6,564,179	£6,502,070	£6,487,230	£6,238,795	£5,990,360
60% LAR : 40% CIR	35%	£6,462,003	£5,354,346	£5,292,237	£5,277,396	£5,028,962	£4,780,527
60% LAR : 40% CIR	40%	£5,180,237	£4,144,512	£4,082,403	£4,067,563	£3,819,128	£3,570,693
60% LAR : 40% CIR	45%	£3,898,472	£2,934,678	£2,872,570	£2,857,729	£2,609,294	£2,360,859
60% LAR : 40% CIR	50%	£2,616,705	£1,724,844	£1,662,736	£1,647,895	£1,399,460	£1,151,025

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£19,480,866	£17,869,481	£17,807,373	£17,792,532	£17,544,098	£17,295,663
60% LAR : 40% CIR	5%	£18,199,099	£16,659,647	£16,597,539	£16,582,699	£16,334,264	£16,085,829
60% LAR : 40% CIR	10%	£16,917,134	£15,449,814	£15,387,705	£15,372,865	£15,124,430	£14,875,995
60% LAR : 40% CIR	15%	£15,635,367	£14,239,981	£14,177,872	£14,163,031	£13,914,596	£13,666,161
60% LAR : 40% CIR	20%	£14,353,602	£13,030,147	£12,968,038	£12,953,197	£12,704,762	£12,456,327
60% LAR : 40% CIR	25%	£13,071,835	£11,820,313	£11,758,204	£11,743,363	£11,494,928	£11,246,493
60% LAR : 40% CIR	30%	£11,790,069	£10,610,479	£10,548,370	£10,533,530	£10,285,095	£10,036,660
60% LAR : 40% CIR	35%	£10,508,303	£9,400,646	£9,338,537	£9,323,696	£9,075,262	£8,826,827
60% LAR : 40% CIR	40%	£9,226,537	£8,190,812	£8,128,703	£8,113,863	£7,865,428	£7,616,993
60% LAR : 40% CIR	45%	£7,944,772	£6,980,978	£6,918,870	£6,904,029	£6,655,594	£6,407,159
60% LAR : 40% CIR	50%	£6,663,005	£5,771,144	£5,709,036	£5,694,195	£5,445,760	£5,197,325

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£21,157,286	£19,546,081	£19,483,973	£19,469,132	£19,220,698	£18,972,263
60% LAR : 40% CIR	5%	£19,875,499	£18,336,247	£18,274,139	£18,259,299	£18,010,864	£17,762,429
60% LAR : 40% CIR	10%	£18,593,734	£17,126,414	£17,064,305	£17,049,465	£16,801,030	£16,552,595
60% LAR : 40% CIR	15%	£17,311,967	£15,916,581	£15,854,472	£15,839,631	£15,591,196	£15,342,761
60% LAR : 40% CIR	20%	£16,030,202	£14,706,747	£14,644,638	£14,629,797	£14,381,362	£14,132,927
60% LAR : 40% CIR	25%	£14,748,435	£13,496,913	£13,434,804	£13,419,963	£13,171,528	£12,923,093
60% LAR : 40% CIR	30%	£13,466,669	£12,287,079	£12,224,970	£12,210,130	£11,961,695	£11,713,260
60% LAR : 40% CIR	35%	£12,184,903	£11,077,246	£11,015,137	£11,000,296	£10,751,862	£10,503,427
60% LAR : 40% CIR	40%	£10,903,137	£9,867,412	£9,805,303	£9,790,463	£9,542,028	£9,293,593
60% LAR : 40% CIR	45%	£9,621,372	£8,657,578	£8,595,470	£8,580,629	£8,332,194	£8,083,759
60% LAR : 40% CIR	50%	£8,339,605	£7,447,744	£7,385,636	£7,370,795	£7,122,360	£6,873,925

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,801,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£23,139,166	£21,527,981	£21,465,873	£21,451,032	£21,202,598	£20,954,163
60% LAR : 40% CIR	5%	£21,857,399	£20,318,147	£20,256,039	£20,241,199	£19,992,764	£19,744,329
60% LAR : 40% CIR	10%	£20,575,634	£19,108,314	£19,046,205	£19,031,365	£18,782,930	£18,534,495
60% LAR : 40% CIR	15%	£19,293,867	£17,898,481	£17,836,372	£17,821,531	£17,573,096	£17,324,661
60% LAR : 40% CIR	20%	£18,012,102	£16,688,647	£16,626,538	£16,611,697	£16,363,262	£16,114,827
60% LAR : 40% CIR	25%	£16,730,335	£15,478,813	£15,416,704	£15,401,863	£15,153,428	£14,904,993
60% LAR : 40% CIR	30%	£15,448,569	£14,268,979	£14,206,870	£14,192,030	£13,943,595	£13,695,160
60% LAR : 40% CIR	35%	£14,166,803	£13,059,146	£12,997,037	£12,982,196	£12,733,762	£12,485,327
60% LAR : 40% CIR	40%	£12,885,037	£11,849,312	£11,787,203	£11,772,363	£11,523,928	£11,275,493
60% LAR : 40% CIR	45%	£11,603,272	£10,639,478	£10,577,370	£10,562,529	£10,314,094	£10,065,659
60% LAR : 40% CIR	50%	£10,321,505	£9,429,644	£9,367,536	£9,352,695	£9,104,260	£8,855,825

**LB Camden
Local Plan Viability Testing 2023**

Resi 9 - 30 Flats

Value Area	Zone A - Kings Cross Lower
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No Units	30
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£25,199,266	£23,588,081	£23,525,973	£23,511,132	£23,262,698	£23,014,263
60% LAR : 40% CIR	5%	£23,917,499	£22,378,247	£22,316,139	£22,301,299	£22,052,864	£21,804,429
60% LAR : 40% CIR	10%	£22,835,734	£21,168,414	£21,106,305	£21,091,465	£20,843,030	£20,594,595
60% LAR : 40% CIR	15%	£21,353,967	£19,958,581	£19,896,472	£19,881,631	£19,633,196	£19,384,761
60% LAR : 40% CIR	20%	£20,072,202	£18,748,747	£18,686,638	£18,671,797	£18,423,362	£18,174,927
60% LAR : 40% CIR	25%	£18,790,435	£17,538,913	£17,476,804	£17,461,963	£17,213,528	£16,965,093
60% LAR : 40% CIR	30%	£17,508,669	£16,329,079	£16,266,970	£16,252,130	£16,003,695	£15,755,261
60% LAR : 40% CIR	35%	£16,226,903	£15,119,246	£15,057,137	£15,042,296	£14,793,862	£14,545,427
60% LAR : 40% CIR	40%	£14,945,137	£13,909,412	£13,847,303	£13,832,463	£13,584,028	£13,335,593
60% LAR : 40% CIR	45%	£13,663,372	£12,699,578	£12,637,470	£12,622,629	£12,374,194	£12,125,759
60% LAR : 40% CIR	50%	£12,381,605	£11,489,744	£11,427,636	£11,412,795	£11,164,360	£10,915,925

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£15,434,366	£13,823,181	£13,761,073	£13,746,232	£13,497,798	£13,249,363
60% LAR : 40% CIR	5%	£14,152,599	£12,613,347	£12,551,239	£12,536,399	£12,287,964	£12,039,529
60% LAR : 40% CIR	10%	£12,870,834	£11,403,514	£11,341,405	£11,326,565	£11,078,130	£10,829,695
60% LAR : 40% CIR	15%	£11,589,067	£10,193,681	£10,131,572	£10,116,731	£9,868,296	£9,619,861
60% LAR : 40% CIR	20%	£10,307,302	£8,983,847	£8,921,738	£8,906,897	£8,658,462	£8,410,027
60% LAR : 40% CIR	25%	£9,025,535	£7,774,013	£7,711,904	£7,697,063	£7,448,628	£7,200,193
60% LAR : 40% CIR	30%	£7,743,769	£6,564,179	£6,502,070	£6,487,230	£6,238,795	£5,990,361
60% LAR : 40% CIR	35%	£6,462,003	£5,354,346	£5,292,237	£5,277,396	£5,028,962	£4,780,527
60% LAR : 40% CIR	40%	£5,180,237	£4,144,512	£4,082,403	£4,067,563	£3,819,128	£3,570,693
60% LAR : 40% CIR	45%	£3,898,472	£2,934,678	£2,872,570	£2,857,729	£2,609,294	£2,360,859
60% LAR : 40% CIR	50%	£2,616,705	£1,724,844	£1,662,736	£1,647,895	£1,399,460	£1,151,025

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£19,480,666	£17,869,481	£17,807,373	£17,792,532	£17,544,098	£17,295,663
60% LAR : 40% CIR	5%	£18,198,899	£16,659,647	£16,597,539	£16,582,699	£16,334,264	£16,085,829
60% LAR : 40% CIR	10%	£16,917,134	£15,449,814	£15,387,705	£15,372,865	£15,124,430	£14,875,995
60% LAR : 40% CIR	15%	£15,635,367	£14,239,981	£14,177,872	£14,163,031	£13,914,596	£13,666,161
60% LAR : 40% CIR	20%	£14,353,602	£13,030,147	£12,968,038	£12,953,197	£12,704,762	£12,456,327
60% LAR : 40% CIR	25%	£13,071,835	£11,820,313	£11,758,204	£11,743,363	£11,494,928	£11,246,493
60% LAR : 40% CIR	30%	£11,790,069	£10,610,479	£10,548,370	£10,533,530	£10,285,095	£10,036,661
60% LAR : 40% CIR	35%	£10,508,303	£9,400,646	£9,338,537	£9,323,696	£9,075,262	£8,826,827
60% LAR : 40% CIR	40%	£9,226,537	£8,190,812	£8,128,703	£8,113,863	£7,865,428	£7,616,993
60% LAR : 40% CIR	45%	£7,944,772	£6,980,978	£6,918,870	£6,904,029	£6,655,594	£6,407,159
60% LAR : 40% CIR	50%	£6,663,005	£5,771,144	£5,709,036	£5,694,195	£5,445,760	£5,197,325

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£21,157,266	£19,546,081	£19,483,973	£19,469,132	£19,220,698	£18,972,263
60% LAR : 40% CIR	5%	£19,875,499	£18,336,247	£18,274,139	£18,259,299	£18,010,864	£17,762,429
60% LAR : 40% CIR	10%	£18,593,734	£17,126,414	£17,064,305	£17,049,465	£16,801,030	£16,552,595
60% LAR : 40% CIR	15%	£17,311,967	£15,916,581	£15,854,472	£15,839,631	£15,591,196	£15,342,761
60% LAR : 40% CIR	20%	£16,030,202	£14,706,747	£14,644,638	£14,629,797	£14,381,362	£14,132,927
60% LAR : 40% CIR	25%	£14,748,435	£13,496,913	£13,434,804	£13,419,963	£13,171,528	£12,923,093
60% LAR : 40% CIR	30%	£13,466,669	£12,287,079	£12,224,970	£12,210,130	£11,961,695	£11,713,261
60% LAR : 40% CIR	35%	£12,184,903	£11,077,246	£11,015,137	£11,000,296	£10,751,862	£10,503,427
60% LAR : 40% CIR	40%	£10,903,137	£9,867,412	£9,805,303	£9,790,463	£9,542,028	£9,293,593
60% LAR : 40% CIR	45%	£9,621,372	£8,657,578	£8,595,470	£8,580,629	£8,332,194	£8,083,759
60% LAR : 40% CIR	50%	£8,339,605	£7,447,744	£7,385,636	£7,370,795	£7,122,360	£6,873,925

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£23,139,166	£21,527,981	£21,465,873	£21,451,032	£21,202,598	£20,954,163
60% LAR : 40% CIR	5%	£21,857,399	£20,318,147	£20,256,039	£20,241,199	£19,992,764	£19,744,329
60% LAR : 40% CIR	10%	£20,575,634	£19,108,314	£19,046,205	£19,031,365	£18,782,930	£18,534,495
60% LAR : 40% CIR	15%	£19,293,867	£17,898,481	£17,836,372	£17,821,531	£17,573,096	£17,324,661
60% LAR : 40% CIR	20%	£18,012,102	£16,688,647	£16,626,538	£16,611,697	£16,363,262	£16,114,827
60% LAR : 40% CIR	25%	£16,730,335	£15,478,813	£15,416,704	£15,401,863	£15,153,428	£14,904,993
60% LAR : 40% CIR	30%	£15,448,569	£14,268,979	£14,206,870	£14,192,030	£13,943,595	£13,695,161
60% LAR : 40% CIR	35%	£14,166,803	£13,059,146	£12,997,037	£12,982,196	£12,733,762	£12,485,327
60% LAR : 40% CIR	40%	£12,885,037	£11,849,312	£11,787,203	£11,772,363	£11,523,928	£11,275,493
60% LAR : 40% CIR	45%	£11,603,272	£10,639,478	£10,577,370	£10,562,529	£10,314,094	£10,065,659
60% LAR : 40% CIR	50%	£10,321,505	£9,429,644	£9,367,536	£9,352,695	£9,104,260	£8,855,825

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone A - Kings Cross Higher
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No Units	30
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£28,210,525	£26,551,191	£26,489,082	£26,474,241	£26,225,806	£25,977,371
60% LAR : 40% CIR	5%	£26,778,196	£25,193,201	£25,131,093	£25,116,252	£24,867,817	£24,619,382
60% LAR : 40% CIR	10%	£25,345,867	£23,835,212	£23,773,104	£23,758,263	£23,509,828	£23,261,393
60% LAR : 40% CIR	15%	£23,913,538	£22,477,223	£22,415,114	£22,400,273	£22,151,838	£21,903,403
60% LAR : 40% CIR	20%	£22,481,209	£21,119,234	£21,057,125	£21,042,284	£20,793,849	£20,545,414
60% LAR : 40% CIR	25%	£21,048,880	£19,761,244	£19,699,136	£19,684,295	£19,435,860	£19,187,425
60% LAR : 40% CIR	30%	£19,616,551	£18,403,255	£18,341,147	£18,326,307	£18,077,872	£17,829,437
60% LAR : 40% CIR	35%	£18,184,222	£17,045,266	£16,983,157	£16,968,317	£16,719,882	£16,471,447
60% LAR : 40% CIR	40%	£16,751,893	£15,687,278	£15,625,168	£15,610,328	£15,361,893	£15,113,458
60% LAR : 40% CIR	45%	£15,319,564	£14,329,288	£14,267,179	£14,252,339	£14,003,904	£13,755,469
60% LAR : 40% CIR	50%	£13,887,235	£12,971,299	£12,909,191	£12,894,350	£12,645,915	£12,397,480

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£18,445,625	£16,786,291	£16,724,182	£16,709,341	£16,460,906	£16,212,471
60% LAR : 40% CIR	5%	£17,013,296	£15,428,301	£15,366,193	£15,351,352	£15,102,917	£14,854,482
60% LAR : 40% CIR	10%	£15,580,967	£14,070,312	£14,008,204	£13,993,363	£13,744,928	£13,496,493
60% LAR : 40% CIR	15%	£14,148,638	£12,712,323	£12,650,214	£12,635,373	£12,386,938	£12,138,503
60% LAR : 40% CIR	20%	£12,716,309	£11,354,334	£11,292,225	£11,277,384	£11,028,949	£10,780,514
60% LAR : 40% CIR	25%	£11,283,980	£9,996,344	£9,934,236	£9,919,395	£9,670,960	£9,422,525
60% LAR : 40% CIR	30%	£9,851,651	£8,638,355	£8,576,247	£8,561,407	£8,312,972	£8,064,537
60% LAR : 40% CIR	35%	£8,419,322	£7,280,366	£7,218,257	£7,203,417	£6,954,982	£6,706,547
60% LAR : 40% CIR	40%	£6,986,993	£5,922,378	£5,860,268	£5,845,428	£5,596,993	£5,348,558
60% LAR : 40% CIR	45%	£5,554,664	£4,564,388	£4,502,279	£4,487,439	£4,239,004	£3,990,569
60% LAR : 40% CIR	50%	£4,122,335	£3,206,399	£3,144,291	£3,129,450	£2,881,015	£2,632,580

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£22,491,925	£20,832,591	£20,770,482	£20,755,641	£20,507,206	£20,258,771
60% LAR : 40% CIR	5%	£21,059,596	£19,474,601	£19,412,493	£19,397,652	£19,149,217	£18,900,782
60% LAR : 40% CIR	10%	£19,627,267	£18,116,612	£18,054,504	£18,039,663	£17,791,228	£17,542,793
60% LAR : 40% CIR	15%	£18,194,938	£16,758,623	£16,696,514	£16,681,673	£16,433,238	£16,184,803
60% LAR : 40% CIR	20%	£16,762,609	£15,400,634	£15,338,525	£15,323,684	£15,075,249	£14,826,814
60% LAR : 40% CIR	25%	£15,330,280	£14,042,644	£13,980,536	£13,965,695	£13,717,260	£13,468,825
60% LAR : 40% CIR	30%	£13,897,951	£12,684,655	£12,622,547	£12,607,707	£12,359,272	£12,110,837
60% LAR : 40% CIR	35%	£12,465,622	£11,326,666	£11,264,557	£11,249,717	£11,001,282	£10,752,847
60% LAR : 40% CIR	40%	£11,033,293	£9,968,678	£9,906,568	£9,891,728	£9,643,293	£9,394,858
60% LAR : 40% CIR	45%	£9,600,964	£8,610,688	£8,548,579	£8,533,739	£8,285,304	£8,036,869
60% LAR : 40% CIR	50%	£8,168,635	£7,252,699	£7,190,591	£7,175,750	£6,927,315	£6,678,880

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£24,169,325	£22,509,191	£22,447,082	£22,432,241	£22,183,806	£21,935,371
60% LAR : 40% CIR	5%	£22,736,196	£21,151,201	£21,089,093	£21,074,252	£20,825,817	£20,577,382
60% LAR : 40% CIR	10%	£21,303,867	£19,793,212	£19,731,104	£19,716,263	£19,467,828	£19,219,393
60% LAR : 40% CIR	15%	£19,871,538	£18,435,223	£18,373,114	£18,358,273	£18,109,838	£17,861,403
60% LAR : 40% CIR	20%	£18,439,209	£17,077,234	£17,015,125	£17,000,284	£16,751,849	£16,503,414
60% LAR : 40% CIR	25%	£17,006,880	£15,719,244	£15,657,136	£15,642,295	£15,393,860	£15,145,425
60% LAR : 40% CIR	30%	£15,574,551	£14,361,255	£14,299,147	£14,284,307	£14,035,872	£13,787,437
60% LAR : 40% CIR	35%	£14,142,222	£13,003,266	£12,941,157	£12,926,317	£12,677,882	£12,429,447
60% LAR : 40% CIR	40%	£12,709,893	£11,645,278	£11,583,168	£11,568,328	£11,319,893	£11,071,458
60% LAR : 40% CIR	45%	£11,277,564	£10,287,288	£10,225,179	£10,210,339	£9,961,904	£9,713,469
60% LAR : 40% CIR	50%	£9,845,235	£8,929,299	£8,867,191	£8,852,350	£8,603,915	£8,355,480

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£26,150,425	£24,491,081	£24,428,982	£24,414,141	£24,165,706	£23,917,271
60% LAR : 40% CIR	5%	£24,718,096	£23,133,101	£23,070,993	£23,056,152	£22,807,717	£22,559,282
60% LAR : 40% CIR	10%	£23,285,767	£21,775,112	£21,713,004	£21,698,163	£21,449,728	£21,201,293
60% LAR : 40% CIR	15%	£21,853,438	£20,417,123	£20,355,014	£20,340,173	£20,091,738	£19,843,303
60% LAR : 40% CIR	20%	£20,421,109	£19,059,134	£18,997,026	£18,982,184	£18,733,749	£18,485,314
60% LAR : 40% CIR	25%	£18,988,780	£17,701,144	£17,639,036	£17,624,195	£17,375,760	£17,127,325
60% LAR : 40% CIR	30%	£17,556,451	£16,343,155	£16,281,047	£16,266,207	£16,017,772	£15,769,337
60% LAR : 40% CIR	35%	£16,124,122	£14,985,166	£14,923,057	£14,908,217	£14,659,782	£14,411,347
60% LAR : 40% CIR	40%	£14,691,793	£13,627,178	£13,565,068	£13,550,228	£13,301,793	£13,053,358
60% LAR : 40% CIR	45%	£13,259,464	£12,269,188	£12,207,079	£12,192,239	£11,943,804	£11,695,369
60% LAR : 40% CIR	50%	£11,827,135	£10,911,199	£10,849,091	£10,834,250	£10,585,815	£10,337,380

LB Camden
Local Plan Viability Testing 2023

Rasi 9 - 30 Flats	
No Units	30
Site Area	0.1 Ha

Value Area	Zone A - Lower Central Zone
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Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£31,221,785	£29,514,299	£29,452,191	£29,437,350	£29,188,915	£28,940,480
60% LAR : 40% CIR	5%	£29,638,893	£28,008,155	£27,946,046	£27,931,205	£27,682,770	£27,434,336
60% LAR : 40% CIR	10%	£28,056,001	£26,502,010	£26,439,901	£26,425,060	£26,176,625	£25,928,192
60% LAR : 40% CIR	15%	£26,473,109	£24,995,865	£24,933,757	£24,918,916	£24,670,482	£24,422,047
60% LAR : 40% CIR	20%	£24,890,217	£23,489,721	£23,427,612	£23,412,771	£23,164,337	£22,915,902
60% LAR : 40% CIR	25%	£23,307,325	£21,983,576	£21,921,468	£21,906,627	£21,658,193	£21,409,758
60% LAR : 40% CIR	30%	£21,724,433	£20,477,431	£20,415,323	£20,400,483	£20,152,048	£19,903,613
60% LAR : 40% CIR	35%	£20,141,541	£18,971,287	£18,909,178	£18,894,338	£18,645,903	£18,397,468
60% LAR : 40% CIR	40%	£18,558,649	£17,465,142	£17,403,034	£17,388,194	£17,139,759	£16,891,324
60% LAR : 40% CIR	45%	£16,975,756	£15,958,998	£15,896,889	£15,882,049	£15,633,614	£15,385,179
60% LAR : 40% CIR	50%	£15,392,864	£14,452,853	£14,390,744	£14,375,904	£14,127,469	£13,879,035

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£21,456,885	£19,749,399	£19,687,291	£19,672,450	£19,424,015	£19,175,580
60% LAR : 40% CIR	5%	£19,873,993	£18,243,255	£18,181,146	£18,166,305	£17,917,870	£17,669,436
60% LAR : 40% CIR	10%	£18,291,101	£16,737,110	£16,675,001	£16,660,160	£16,411,725	£16,163,292
60% LAR : 40% CIR	15%	£16,708,209	£15,230,965	£15,168,857	£15,154,016	£14,905,582	£14,657,147
60% LAR : 40% CIR	20%	£15,125,317	£13,724,821	£13,662,712	£13,647,871	£13,399,437	£13,151,002
60% LAR : 40% CIR	25%	£13,542,425	£12,218,676	£12,156,568	£12,141,727	£11,893,293	£11,644,858
60% LAR : 40% CIR	30%	£11,959,533	£10,712,531	£10,650,423	£10,635,583	£10,387,148	£10,138,713
60% LAR : 40% CIR	35%	£10,376,641	£9,206,387	£9,144,279	£9,129,438	£8,881,003	£8,632,568
60% LAR : 40% CIR	40%	£8,793,749	£7,700,242	£7,638,134	£7,623,294	£7,374,859	£7,126,424
60% LAR : 40% CIR	45%	£7,210,856	£6,194,098	£6,131,989	£6,117,149	£5,868,714	£5,620,279
60% LAR : 40% CIR	50%	£5,627,964	£4,687,953	£4,625,844	£4,611,004	£4,362,569	£4,114,135

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£25,503,185	£23,795,699	£23,733,591	£23,718,750	£23,470,315	£23,221,880
60% LAR : 40% CIR	5%	£23,920,293	£22,289,555	£22,227,446	£22,212,605	£21,964,170	£21,715,736
60% LAR : 40% CIR	10%	£22,337,401	£20,783,410	£20,721,301	£20,706,460	£20,458,025	£20,209,592
60% LAR : 40% CIR	15%	£20,754,509	£19,277,265	£19,215,157	£19,200,316	£18,951,882	£18,703,447
60% LAR : 40% CIR	20%	£19,171,617	£17,771,121	£17,709,012	£17,694,171	£17,445,737	£17,197,302
60% LAR : 40% CIR	25%	£17,588,725	£16,264,976	£16,202,868	£16,188,027	£15,939,593	£15,691,158
60% LAR : 40% CIR	30%	£16,005,833	£14,758,831	£14,696,723	£14,681,883	£14,433,448	£14,185,013
60% LAR : 40% CIR	35%	£14,422,941	£13,252,687	£13,190,578	£13,175,738	£12,927,303	£12,678,868
60% LAR : 40% CIR	40%	£12,840,049	£11,746,542	£11,684,434	£11,669,594	£11,421,159	£11,172,724
60% LAR : 40% CIR	45%	£11,257,156	£10,240,398	£10,178,289	£10,163,449	£9,915,014	£9,666,579
60% LAR : 40% CIR	50%	£9,674,264	£8,734,253	£8,672,144	£8,657,304	£8,408,869	£8,160,435

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£27,179,785	£25,472,299	£25,410,191	£25,395,350	£25,146,915	£24,898,480
60% LAR : 40% CIR	5%	£25,596,893	£23,966,155	£23,904,046	£23,889,205	£23,640,770	£23,392,336
60% LAR : 40% CIR	10%	£24,014,001	£22,460,010	£22,397,901	£22,383,060	£22,134,625	£21,886,192
60% LAR : 40% CIR	15%	£22,431,109	£20,953,865	£20,891,757	£20,876,916	£20,628,482	£20,380,047
60% LAR : 40% CIR	20%	£20,848,217	£19,447,721	£19,385,612	£19,370,771	£19,122,337	£18,873,902
60% LAR : 40% CIR	25%	£19,265,325	£17,941,576	£17,879,468	£17,864,627	£17,616,193	£17,367,758
60% LAR : 40% CIR	30%	£17,682,433	£16,435,431	£16,373,323	£16,358,483	£16,110,048	£15,861,613
60% LAR : 40% CIR	35%	£16,099,541	£14,929,287	£14,867,178	£14,852,338	£14,603,903	£14,355,468
60% LAR : 40% CIR	40%	£14,516,649	£13,423,142	£13,361,034	£13,346,194	£13,097,759	£12,849,324
60% LAR : 40% CIR	45%	£12,933,756	£11,916,998	£11,854,889	£11,840,049	£11,591,614	£11,343,179
60% LAR : 40% CIR	50%	£11,350,864	£10,410,853	£10,348,744	£10,333,904	£10,085,469	£9,837,035

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£29,161,685	£27,454,199	£27,392,091	£27,377,250	£27,128,815	£26,880,380
60% LAR : 40% CIR	5%	£27,578,793	£25,948,055	£25,885,946	£25,871,105	£25,622,670	£25,374,236
60% LAR : 40% CIR	10%	£25,995,901	£24,441,910	£24,379,801	£24,364,960	£24,116,525	£23,868,092
60% LAR : 40% CIR	15%	£24,413,009	£22,935,765	£22,873,657	£22,858,816	£22,610,382	£22,361,947
60% LAR : 40% CIR	20%	£22,830,117	£21,429,621	£21,367,512	£21,352,671	£21,104,237	£20,855,802
60% LAR : 40% CIR	25%	£21,247,225	£19,923,476	£19,861,368	£19,846,527	£19,598,093	£19,349,658
60% LAR : 40% CIR	30%	£19,664,333	£18,417,331	£18,355,223	£18,340,383	£18,091,948	£17,843,513
60% LAR : 40% CIR	35%	£18,081,441	£16,911,187	£16,849,078	£16,834,238	£16,585,803	£16,337,368
60% LAR : 40% CIR	40%	£16,498,549	£15,405,042	£15,342,934	£15,328,094	£15,079,659	£14,831,224
60% LAR : 40% CIR	45%	£14,915,656	£13,898,898	£13,836,789	£13,821,949	£13,573,514	£13,325,079
60% LAR : 40% CIR	50%	£13,332,764	£12,392,753	£12,330,644	£12,315,804	£12,067,369	£11,818,935

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone A - Medium Central Zone
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No Units	30
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£38,248,056	£36,428,220	£36,366,112	£36,351,270	£36,102,836	£35,854,401
60% LAR : 40% CIR	10%	£36,313,851	£34,576,380	£34,514,270	£34,499,430	£34,250,995	£34,002,560
60% LAR : 40% CIR	15%	£34,379,646	£32,724,538	£32,662,430	£32,647,589	£32,399,154	£32,150,720
60% LAR : 40% CIR	20%	£32,445,440	£30,872,699	£30,810,590	£30,795,749	£30,547,314	£30,298,879
60% LAR : 40% CIR	25%	£30,511,234	£29,020,857	£28,958,749	£28,943,908	£28,695,474	£28,447,039
60% LAR : 40% CIR	30%	£28,577,029	£27,169,017	£27,106,909	£27,092,068	£26,843,633	£26,595,198
60% LAR : 40% CIR	35%	£26,642,823	£25,317,176	£25,255,068	£25,240,227	£24,991,793	£24,743,358
60% LAR : 40% CIR	40%	£24,708,617	£23,465,336	£23,403,227	£23,388,386	£23,139,951	£22,891,517
60% LAR : 40% CIR	45%	£22,774,412	£21,613,495	£21,551,386	£21,536,546	£21,288,111	£21,039,676
60% LAR : 40% CIR	50%	£20,840,206	£19,761,655	£19,699,546	£19,684,705	£19,436,270	£19,187,835
60% LAR : 40% CIR	50%	£18,906,000	£17,909,813	£17,847,705	£17,832,865	£17,584,430	£17,335,995

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£28,483,156	£26,663,320	£26,601,212	£26,586,370	£26,337,936	£26,089,501
60% LAR : 40% CIR	5%	£26,548,951	£24,811,480	£24,749,370	£24,734,530	£24,486,095	£24,237,660
60% LAR : 40% CIR	10%	£24,614,746	£22,959,639	£22,897,530	£22,882,690	£22,634,254	£22,385,819
60% LAR : 40% CIR	15%	£22,680,540	£21,107,799	£21,045,690	£21,030,849	£20,782,414	£20,533,979
60% LAR : 40% CIR	20%	£20,746,334	£19,255,957	£19,193,849	£19,179,008	£18,930,574	£18,682,139
60% LAR : 40% CIR	25%	£18,812,129	£17,404,117	£17,342,009	£17,327,168	£17,078,733	£16,830,298
60% LAR : 40% CIR	30%	£16,877,923	£15,552,276	£15,490,168	£15,475,327	£15,226,893	£14,978,458
60% LAR : 40% CIR	35%	£14,943,717	£13,700,435	£13,638,327	£13,623,486	£13,375,051	£13,126,617
60% LAR : 40% CIR	40%	£13,009,512	£11,848,595	£11,786,486	£11,771,646	£11,523,211	£11,274,776
60% LAR : 40% CIR	45%	£11,075,306	£9,996,755	£9,934,646	£9,919,805	£9,671,370	£9,422,935
60% LAR : 40% CIR	50%	£9,141,100	£8,144,913	£8,082,805	£8,067,965	£7,819,530	£7,571,095

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£32,529,456	£30,709,620	£30,647,512	£30,632,670	£30,384,236	£30,135,801
60% LAR : 40% CIR	5%	£30,595,251	£28,857,780	£28,795,670	£28,780,830	£28,532,395	£28,283,960
60% LAR : 40% CIR	10%	£28,661,046	£27,005,939	£26,943,830	£26,928,989	£26,680,554	£26,432,120
60% LAR : 40% CIR	15%	£26,726,840	£25,154,099	£25,091,990	£25,077,149	£24,828,714	£24,580,279
60% LAR : 40% CIR	20%	£24,792,634	£23,302,257	£23,240,149	£23,225,308	£22,976,874	£22,728,439
60% LAR : 40% CIR	25%	£22,858,429	£21,450,417	£21,388,309	£21,373,468	£21,125,033	£20,876,598
60% LAR : 40% CIR	30%	£20,924,223	£19,598,576	£19,536,468	£19,521,627	£19,273,193	£19,024,758
60% LAR : 40% CIR	35%	£18,990,017	£17,746,736	£17,684,627	£17,669,786	£17,421,351	£17,172,917
60% LAR : 40% CIR	40%	£17,055,812	£15,894,895	£15,832,786	£15,817,946	£15,569,511	£15,321,076
60% LAR : 40% CIR	45%	£15,121,606	£14,043,055	£13,980,946	£13,966,105	£13,717,670	£13,469,235
60% LAR : 40% CIR	50%	£13,187,400	£12,191,213	£12,129,105	£12,114,265	£11,865,830	£11,617,395

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£34,206,056	£32,386,220	£32,324,112	£32,309,270	£32,060,836	£31,812,401
60% LAR : 40% CIR	5%	£32,271,851	£30,534,380	£30,472,270	£30,457,430	£30,208,995	£29,960,560
60% LAR : 40% CIR	10%	£30,337,646	£28,682,538	£28,620,430	£28,605,589	£28,357,154	£28,108,720
60% LAR : 40% CIR	15%	£28,403,440	£26,830,699	£26,768,590	£26,753,749	£26,505,314	£26,256,879
60% LAR : 40% CIR	20%	£26,469,234	£24,978,857	£24,916,749	£24,901,908	£24,653,474	£24,405,039
60% LAR : 40% CIR	25%	£24,535,029	£23,127,017	£23,064,909	£23,050,068	£22,801,633	£22,553,198
60% LAR : 40% CIR	30%	£22,600,823	£21,275,176	£21,213,068	£21,198,227	£20,949,793	£20,701,358
60% LAR : 40% CIR	35%	£20,666,617	£19,423,336	£19,361,227	£19,346,386	£19,097,951	£18,849,517
60% LAR : 40% CIR	40%	£18,732,412	£17,571,495	£17,509,386	£17,494,546	£17,246,111	£16,997,676
60% LAR : 40% CIR	45%	£16,798,206	£15,719,655	£15,657,546	£15,642,705	£15,394,270	£15,145,835
60% LAR : 40% CIR	50%	£14,864,000	£13,867,813	£13,805,705	£13,790,865	£13,542,430	£13,293,995

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£36,187,956	£34,368,120	£34,306,012	£34,291,170	£34,042,736	£33,794,301
60% LAR : 40% CIR	5%	£34,253,751	£32,516,280	£32,454,170	£32,439,330	£32,190,895	£31,942,460
60% LAR : 40% CIR	10%	£32,319,546	£30,664,439	£30,602,330	£30,587,489	£30,339,054	£30,090,620
60% LAR : 40% CIR	15%	£30,385,340	£28,812,599	£28,750,490	£28,735,649	£28,487,214	£28,238,779
60% LAR : 40% CIR	20%	£28,451,134	£26,960,757	£26,898,649	£26,883,808	£26,635,374	£26,386,939
60% LAR : 40% CIR	25%	£26,516,929	£25,108,917	£25,046,809	£25,031,968	£24,783,533	£24,535,098
60% LAR : 40% CIR	30%	£24,582,723	£23,257,076	£23,194,968	£23,180,127	£22,931,693	£22,683,258
60% LAR : 40% CIR	35%	£22,648,517	£21,405,236	£21,343,127	£21,328,286	£21,079,851	£20,831,417
60% LAR : 40% CIR	40%	£20,714,312	£19,553,395	£19,491,286	£19,476,446	£19,228,011	£18,979,576
60% LAR : 40% CIR	45%	£18,780,106	£17,701,555	£17,639,446	£17,624,605	£17,376,170	£17,127,735
60% LAR : 40% CIR	50%	£16,845,900	£15,849,713	£15,787,605	£15,772,765	£15,524,330	£15,275,895

LB Camden
Local Plan Viability Testing 2023

Rasi 9 - 30 Flats

Value Area	Zone A - Higher Central Zone
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No Units	30
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£42,263,069	£40,379,032	£40,316,924	£40,302,083	£40,053,648	£39,805,213
60% LAR : 40% CIR	5%	£40,128,113	£38,329,651	£38,287,543	£38,252,701	£38,004,267	£37,755,832
60% LAR : 40% CIR	10%	£37,993,157	£36,280,270	£36,218,161	£36,203,320	£35,954,885	£35,706,450
60% LAR : 40% CIR	15%	£35,858,200	£34,230,888	£34,168,780	£34,153,939	£33,905,504	£33,657,069
60% LAR : 40% CIR	20%	£33,723,245	£32,181,507	£32,119,399	£32,104,557	£31,856,123	£31,607,688
60% LAR : 40% CIR	25%	£31,588,288	£30,132,126	£30,070,017	£30,055,176	£29,806,742	£29,558,307
60% LAR : 40% CIR	30%	£29,453,331	£28,082,744	£28,020,636	£28,005,796	£27,757,361	£27,508,926
60% LAR : 40% CIR	35%	£27,318,376	£26,033,363	£25,971,255	£25,956,414	£25,707,980	£25,459,545
60% LAR : 40% CIR	40%	£25,183,419	£23,983,983	£23,921,873	£23,907,033	£23,658,598	£23,410,163
60% LAR : 40% CIR	45%	£23,048,463	£21,934,601	£21,872,492	£21,857,652	£21,609,217	£21,360,782
60% LAR : 40% CIR	50%	£20,913,507	£19,885,220	£19,823,112	£19,808,270	£19,559,836	£19,311,401

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£32,498,169	£30,614,132	£30,552,024	£30,537,183	£30,288,748	£30,040,313
60% LAR : 40% CIR	5%	£30,363,213	£28,564,751	£28,502,643	£28,487,801	£28,239,367	£27,990,932
60% LAR : 40% CIR	10%	£28,228,257	£26,515,370	£26,453,261	£26,438,420	£26,189,985	£25,941,550
60% LAR : 40% CIR	15%	£26,093,300	£24,465,988	£24,403,880	£24,389,039	£24,140,604	£23,892,169
60% LAR : 40% CIR	20%	£23,958,345	£22,416,607	£22,354,499	£22,339,657	£22,091,223	£21,842,788
60% LAR : 40% CIR	25%	£21,823,388	£20,367,226	£20,305,117	£20,290,276	£20,041,842	£19,793,407
60% LAR : 40% CIR	30%	£19,688,431	£18,317,846	£18,255,738	£18,240,896	£17,992,461	£17,744,026
60% LAR : 40% CIR	35%	£17,553,476	£16,268,463	£16,206,355	£16,191,514	£15,943,080	£15,694,645
60% LAR : 40% CIR	40%	£15,418,519	£14,219,083	£14,156,973	£14,142,133	£13,893,698	£13,645,263
60% LAR : 40% CIR	45%	£13,283,563	£12,169,701	£12,107,592	£12,092,752	£11,844,317	£11,595,882
60% LAR : 40% CIR	50%	£11,148,607	£10,120,320	£10,058,212	£10,043,370	£9,794,936	£9,546,501

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£36,544,469	£34,660,432	£34,598,324	£34,583,483	£34,335,048	£34,086,613
60% LAR : 40% CIR	5%	£34,409,513	£32,611,051	£32,549,943	£32,534,101	£32,285,667	£32,037,232
60% LAR : 40% CIR	10%	£32,274,557	£30,561,670	£30,499,561	£30,484,720	£30,236,285	£29,987,850
60% LAR : 40% CIR	15%	£30,139,600	£28,512,288	£28,450,180	£28,435,339	£28,186,904	£27,938,469
60% LAR : 40% CIR	20%	£28,004,645	£26,462,907	£26,400,799	£26,385,957	£26,137,523	£25,889,088
60% LAR : 40% CIR	25%	£25,869,688	£24,413,526	£24,351,417	£24,336,576	£24,088,142	£23,839,707
60% LAR : 40% CIR	30%	£23,734,731	£22,364,144	£22,302,036	£22,287,196	£22,038,761	£21,790,326
60% LAR : 40% CIR	35%	£21,599,776	£20,314,763	£20,252,655	£20,237,814	£19,989,380	£19,740,945
60% LAR : 40% CIR	40%	£19,464,819	£18,265,383	£18,203,273	£18,188,433	£17,939,998	£17,691,563
60% LAR : 40% CIR	45%	£17,329,863	£16,216,001	£16,153,892	£16,139,052	£15,890,617	£15,642,182
60% LAR : 40% CIR	50%	£15,194,907	£14,166,620	£14,104,512	£14,089,670	£13,841,236	£13,592,801

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£38,221,089	£36,337,032	£36,274,924	£36,260,083	£36,011,648	£35,763,213
60% LAR : 40% CIR	5%	£36,086,113	£34,287,651	£34,225,543	£34,210,701	£33,962,267	£33,713,832
60% LAR : 40% CIR	10%	£33,951,157	£32,238,270	£32,176,161	£32,161,320	£31,912,885	£31,664,450
60% LAR : 40% CIR	15%	£31,816,200	£30,188,888	£30,126,780	£30,111,939	£29,863,504	£29,615,069
60% LAR : 40% CIR	20%	£29,681,245	£28,139,507	£28,077,399	£28,062,557	£27,814,123	£27,565,688
60% LAR : 40% CIR	25%	£27,546,288	£26,090,126	£26,028,017	£26,013,176	£25,764,742	£25,516,307
60% LAR : 40% CIR	30%	£25,411,331	£24,040,744	£23,978,636	£23,963,796	£23,715,361	£23,466,926
60% LAR : 40% CIR	35%	£23,276,376	£21,991,363	£21,929,255	£21,914,414	£21,665,980	£21,417,545
60% LAR : 40% CIR	40%	£21,141,419	£19,941,983	£19,879,873	£19,865,033	£19,616,598	£19,368,163
60% LAR : 40% CIR	45%	£19,006,463	£17,892,601	£17,830,492	£17,815,652	£17,567,217	£17,318,782
60% LAR : 40% CIR	50%	£16,871,507	£15,843,220	£15,781,112	£15,766,270	£15,517,836	£15,269,401

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£40,202,969	£38,318,932	£38,256,824	£38,241,983	£37,993,548	£37,745,113
60% LAR : 40% CIR	5%	£38,068,013	£36,269,551	£36,207,443	£36,192,601	£35,944,167	£35,695,732
60% LAR : 40% CIR	10%	£35,933,057	£34,220,170	£34,158,061	£34,143,220	£33,894,785	£33,646,350
60% LAR : 40% CIR	15%	£33,798,100	£32,170,788	£32,108,680	£32,093,839	£31,845,404	£31,596,969
60% LAR : 40% CIR	20%	£31,663,145	£30,121,407	£30,059,299	£30,044,457	£29,796,023	£29,547,588
60% LAR : 40% CIR	25%	£29,528,188	£28,072,026	£28,009,917	£27,995,076	£27,746,642	£27,498,207
60% LAR : 40% CIR	30%	£27,393,231	£26,022,644	£25,960,536	£25,945,696	£25,697,261	£25,448,826
60% LAR : 40% CIR	35%	£25,258,276	£23,973,263	£23,911,155	£23,896,314	£23,647,880	£23,399,445
60% LAR : 40% CIR	40%	£23,123,319	£21,923,883	£21,861,773	£21,846,933	£21,598,498	£21,350,063
60% LAR : 40% CIR	45%	£20,988,363	£19,874,501	£19,812,392	£19,797,552	£19,549,117	£19,300,682
60% LAR : 40% CIR	50%	£18,853,407	£17,825,120	£17,763,012	£17,748,170	£17,499,736	£17,251,301

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
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No Units	50
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£22,249,883	£19,945,471	£19,801,229	£19,775,474	£19,198,508	£18,621,543
60% LAR : 40% CIR	5%	£20,789,857	£18,591,036	£18,447,367	£18,421,711	£17,847,034	£17,272,358
60% LAR : 40% CIR	10%	£19,325,036	£17,231,881	£17,088,741	£17,063,174	£16,490,613	£15,916,051
60% LAR : 40% CIR	15%	£17,855,465	£15,868,053	£15,725,398	£15,699,913	£15,129,293	£14,558,673
60% LAR : 40% CIR	20%	£16,381,190	£14,499,597	£14,357,385	£14,331,974	£13,763,124	£13,194,274
60% LAR : 40% CIR	25%	£14,902,260	£13,126,559	£12,984,747	£12,959,401	£12,392,152	£11,824,903
60% LAR : 40% CIR	30%	£13,418,720	£11,748,985	£11,607,532	£11,582,243	£11,016,426	£10,450,610
60% LAR : 40% CIR	35%	£11,930,618	£10,366,922	£10,225,785	£10,200,546	£9,635,996	£9,065,598
60% LAR : 40% CIR	40%	£10,437,999	£8,980,416	£8,839,553	£8,814,356	£8,244,200	£7,672,154
60% LAR : 40% CIR	45%	£8,940,912	£7,584,370	£7,441,597	£7,416,051	£6,844,957	£6,275,965
60% LAR : 40% CIR	50%	£7,439,403	£6,179,484	£6,036,909	£6,011,389	£5,441,086	£4,870,782

Residual Land values compared to benchmark land values

Higher Value Secondary Offices	0	£97,649,000
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Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,300,026	£5,995,614	£5,851,372	£5,825,617	£5,248,651	£4,671,686
60% LAR : 40% CIR	5%	£6,840,000	£4,641,178	£4,497,510	£4,471,853	£3,897,177	£3,322,501
60% LAR : 40% CIR	10%	£5,375,179	£3,282,024	£3,138,884	£3,113,317	£2,540,765	£1,966,194
60% LAR : 40% CIR	15%	£3,905,608	£1,918,196	£1,775,540	£1,750,056	£1,179,436	£608,816
60% LAR : 40% CIR	20%	£2,431,333	£549,740	£407,528	£382,116	£-186,733	£-755,583
60% LAR : 40% CIR	25%	£952,403	£-823,299	£-985,111	£-990,457	£-1,567,705	£-2,142,964
60% LAR : 40% CIR	30%	£-551,137	£-2,200,872	£-2,342,326	£-2,367,674	£-2,938,431	£-3,509,474
60% LAR : 40% CIR	35%	£-2,019,239	£-3,582,935	£-3,724,072	£-3,749,311	£-4,313,861	£-4,884,256
60% LAR : 40% CIR	40%	£-3,511,858	£-4,969,441	£-5,110,304	£-5,135,501	£-5,705,657	£-6,277,703
60% LAR : 40% CIR	45%	£-5,008,945	£-6,365,487	£-6,508,260	£-6,533,807	£-7,104,900	£-7,675,902
60% LAR : 40% CIR	50%	£-6,510,454	£-7,770,378	£-7,912,949	£-7,938,469	£-8,508,772	£-9,078,675

Residual Land values compared to benchmark land values

Medium Value Secondary Offices	0	£57,186,000
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Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£14,080,454	£11,776,042	£11,631,801	£11,606,046	£11,029,080	£10,452,715
60% LAR : 40% CIR	5%	£12,620,429	£10,421,607	£10,277,939	£10,252,292	£9,677,606	£9,102,629
60% LAR : 40% CIR	10%	£11,155,608	£9,062,452	£8,919,312	£8,893,745	£8,321,184	£7,748,623
60% LAR : 40% CIR	15%	£9,686,036	£7,698,624	£7,555,969	£7,530,485	£6,959,865	£6,389,245
60% LAR : 40% CIR	20%	£8,211,762	£6,330,169	£6,187,956	£6,162,545	£5,593,695	£5,024,846
60% LAR : 40% CIR	25%	£6,732,832	£4,957,130	£4,815,319	£4,789,672	£4,222,724	£3,655,474
60% LAR : 40% CIR	30%	£5,249,292	£3,579,573	£3,438,103	£3,412,815	£2,846,998	£2,281,181
60% LAR : 40% CIR	35%	£3,761,189	£2,197,493	£2,056,356	£2,031,117	£1,466,568	£896,169
60% LAR : 40% CIR	40%	£2,268,571	£810,987	£670,125	£644,928	£74,771	£-807,274
60% LAR : 40% CIR	45%	£771,484	£-585,958	£-727,831	£-733,378	£-1,304,471	£-1,895,563
60% LAR : 40% CIR	50%	£-780,928	£-1,889,945	£-2,132,829	£-2,158,040	£-2,728,943	£-3,288,648

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space	0	£40,420,000
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Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£16,475,597	£14,171,185	£14,028,844	£14,003,189	£13,424,223	£12,847,358
60% LAR : 40% CIR	5%	£15,015,571	£12,816,750	£12,673,081	£12,647,425	£12,072,748	£11,498,072
60% LAR : 40% CIR	10%	£13,550,750	£11,457,595	£11,314,455	£11,288,888	£10,716,327	£10,143,766
60% LAR : 40% CIR	15%	£12,081,179	£10,093,767	£9,951,112	£9,925,628	£9,355,008	£8,784,387
60% LAR : 40% CIR	20%	£10,606,905	£8,725,312	£8,583,099	£8,557,688	£7,988,838	£7,419,989
60% LAR : 40% CIR	25%	£9,127,975	£7,352,273	£7,210,461	£7,185,115	£6,617,897	£6,050,617
60% LAR : 40% CIR	30%	£7,644,435	£5,974,700	£5,833,246	£5,807,958	£5,242,141	£4,676,324
60% LAR : 40% CIR	35%	£6,156,332	£4,592,636	£4,451,499	£4,426,260	£3,861,711	£3,291,312
60% LAR : 40% CIR	40%	£4,663,714	£3,206,130	£3,065,267	£3,040,070	£2,469,814	£1,897,968
60% LAR : 40% CIR	45%	£3,166,627	£1,810,084	£1,667,311	£1,641,765	£1,070,672	£499,579
60% LAR : 40% CIR	50%	£1,665,117	£405,198	£262,623	£237,103	£-333,200	£-903,503

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution	0	£20,801,000
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Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£19,306,883	£17,002,471	£16,858,229	£16,832,474	£16,255,508	£15,678,543
60% LAR : 40% CIR	5%	£17,846,857	£15,648,036	£15,504,367	£15,478,711	£14,904,034	£14,329,358
60% LAR : 40% CIR	10%	£16,382,036	£14,288,881	£14,145,741	£14,120,174	£13,547,613	£12,975,051
60% LAR : 40% CIR	15%	£14,912,465	£12,925,053	£12,782,398	£12,756,913	£12,186,293	£11,615,973
60% LAR : 40% CIR	20%	£13,438,190	£11,556,597	£11,414,385	£11,388,974	£10,820,124	£10,251,274
60% LAR : 40% CIR	25%	£11,959,260	£10,183,559	£10,041,747	£10,016,401	£9,449,152	£8,881,903
60% LAR : 40% CIR	30%	£10,475,720	£8,805,985	£8,664,532	£8,639,243	£8,073,426	£7,507,610
60% LAR : 40% CIR	35%	£8,987,618	£7,423,922	£7,282,785	£7,257,546	£6,692,996	£6,122,598
60% LAR : 40% CIR	40%	£7,494,999	£6,037,416	£5,896,553	£5,871,356	£5,301,200	£4,729,154
60% LAR : 40% CIR	45%	£5,997,912	£4,641,370	£4,498,597	£4,473,051	£3,901,957	£3,330,865
60% LAR : 40% CIR	50%	£4,496,403	£3,236,484	£3,093,909	£3,068,389	£2,498,086	£1,927,782

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats	
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Value Area	Zone A - Kings Cross Lower
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No Units	50
Site Area	0.14 Ha

Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£22,249,883	£19,945,471	£19,801,229	£19,775,474	£19,198,508	£18,621,543
60% LAR : 40% CIR	5%	£20,789,857	£18,591,036	£18,447,367	£18,421,711	£17,847,034	£17,272,368
60% LAR : 40% CIR	10%	£19,325,036	£17,231,981	£17,088,741	£17,063,174	£16,490,613	£15,915,051
60% LAR : 40% CIR	15%	£17,855,465	£15,868,053	£15,725,398	£15,699,913	£15,129,293	£14,558,673
60% LAR : 40% CIR	20%	£16,381,190	£14,499,597	£14,357,385	£14,331,974	£13,763,124	£13,194,274
60% LAR : 40% CIR	25%	£14,902,260	£13,126,559	£12,984,747	£12,959,401	£12,392,152	£11,824,903
60% LAR : 40% CIR	30%	£13,418,720	£11,748,965	£11,607,532	£11,582,243	£11,016,426	£10,450,610
60% LAR : 40% CIR	35%	£11,930,618	£10,366,922	£10,225,785	£10,200,546	£9,635,996	£9,065,598
60% LAR : 40% CIR	40%	£10,437,999	£8,980,416	£8,839,553	£8,814,356	£8,244,200	£7,672,154
60% LAR : 40% CIR	45%	£8,940,912	£7,584,370	£7,441,597	£7,416,051	£6,844,957	£6,273,865
60% LAR : 40% CIR	50%	£7,439,403	£6,179,484	£6,036,909	£6,011,389	£5,441,086	£4,870,782

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£8,300,026	£5,995,614	£5,851,372	£5,825,617	£5,248,651	£4,671,686
60% LAR : 40% CIR	5%	£6,840,000	£4,641,178	£4,497,510	£4,471,853	£3,897,177	£3,322,501
60% LAR : 40% CIR	10%	£5,375,179	£3,282,024	£3,138,884	£3,113,317	£2,540,755	£1,965,194
60% LAR : 40% CIR	15%	£3,905,608	£1,918,196	£1,775,540	£1,750,056	£1,179,436	£608,816
60% LAR : 40% CIR	20%	£2,431,333	£549,740	£407,528	£382,116	£186,733	£-755,583
60% LAR : 40% CIR	25%	£952,403	£-823,299	£-965,111	£-980,457	£-1,557,705	£-2,124,954
60% LAR : 40% CIR	30%	£-561,651	£-2,200,872	£-2,342,306	£-2,367,614	£-2,933,431	£-3,499,247
60% LAR : 40% CIR	35%	£-2,019,239	£-3,582,035	£-3,724,072	£-3,749,311	£-4,313,961	£-4,884,236
60% LAR : 40% CIR	40%	£-3,511,858	£-4,969,441	£-5,110,304	£-5,135,501	£-5,705,657	£-6,277,703
60% LAR : 40% CIR	45%	£-5,008,945	£-6,365,487	£-6,506,280	£-6,531,807	£-7,104,900	£-7,675,992
60% LAR : 40% CIR	50%	£-6,510,454	£-7,776,973	£-7,912,949	£-7,938,469	£-8,508,772	£-9,079,076

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£14,080,454	£11,776,942	£11,631,801	£11,606,046	£11,029,080	£10,452,115
60% LAR : 40% CIR	5%	£12,620,429	£10,421,807	£10,277,939	£10,252,282	£9,675,695	£9,102,929
60% LAR : 40% CIR	10%	£11,155,608	£9,062,452	£8,919,312	£8,893,745	£8,321,184	£7,748,623
60% LAR : 40% CIR	15%	£9,686,036	£7,698,624	£7,555,969	£7,530,485	£6,958,865	£6,385,245
60% LAR : 40% CIR	20%	£8,211,762	£6,330,169	£6,187,956	£6,162,545	£5,593,695	£5,024,846
60% LAR : 40% CIR	25%	£6,732,832	£4,957,130	£4,815,318	£4,789,972	£4,222,724	£3,655,474
60% LAR : 40% CIR	30%	£5,249,292	£3,579,557	£3,438,103	£3,412,815	£2,846,998	£2,281,151
60% LAR : 40% CIR	35%	£3,761,189	£2,197,493	£2,056,356	£2,031,117	£1,466,568	£896,169
60% LAR : 40% CIR	40%	£2,268,571	£810,987	£670,125	£644,928	£74,771	£-247,274
60% LAR : 40% CIR	45%	£771,484	£-585,058	£-727,851	£-753,378	£-1,324,471	£-1,895,593
60% LAR : 40% CIR	50%	£-730,026	£-1,969,945	£-2,132,520	£-2,158,040	£-2,729,343	£-3,298,646

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£16,475,597	£14,171,185	£14,028,944	£14,001,189	£13,424,223	£12,847,258
60% LAR : 40% CIR	5%	£15,015,511	£12,816,750	£12,673,081	£12,647,425	£12,072,748	£11,498,072
60% LAR : 40% CIR	10%	£13,550,750	£11,457,595	£11,314,455	£11,288,888	£10,716,327	£10,143,766
60% LAR : 40% CIR	15%	£12,081,179	£10,093,767	£9,951,112	£9,925,628	£9,355,008	£8,784,387
60% LAR : 40% CIR	20%	£10,606,905	£8,725,312	£8,583,099	£8,557,688	£7,988,538	£7,419,689
60% LAR : 40% CIR	25%	£9,137,975	£7,352,273	£7,210,461	£7,185,115	£6,617,867	£6,050,617
60% LAR : 40% CIR	30%	£7,644,435	£5,974,700	£5,833,246	£5,807,958	£5,242,141	£4,676,324
60% LAR : 40% CIR	35%	£6,156,332	£4,592,636	£4,451,499	£4,426,260	£3,861,711	£3,291,312
60% LAR : 40% CIR	40%	£4,663,714	£3,206,130	£3,065,267	£3,040,070	£2,469,914	£1,897,868
60% LAR : 40% CIR	45%	£3,166,627	£1,810,084	£1,667,311	£1,641,765	£1,070,672	£499,579
60% LAR : 40% CIR	50%	£1,665,117	£405,198	£262,623	£237,103	£-333,200	£-903,263

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£19,306,883	£17,002,471	£16,858,228	£16,832,474	£16,255,508	£15,678,543
60% LAR : 40% CIR	5%	£17,846,857	£15,648,036	£15,504,367	£15,478,711	£14,904,034	£14,329,358
60% LAR : 40% CIR	10%	£16,382,036	£14,288,881	£14,145,741	£14,120,174	£13,547,613	£12,975,051
60% LAR : 40% CIR	15%	£14,912,465	£12,925,953	£12,782,398	£12,756,913	£12,186,293	£11,615,673
60% LAR : 40% CIR	20%	£13,438,190	£11,556,597	£11,414,385	£11,388,974	£10,820,124	£10,251,274
60% LAR : 40% CIR	25%	£11,959,260	£10,183,559	£10,041,747	£10,016,401	£9,449,152	£8,881,903
60% LAR : 40% CIR	30%	£10,475,720	£8,805,985	£8,664,532	£8,639,243	£8,073,426	£7,507,610
60% LAR : 40% CIR	35%	£8,987,618	£7,423,922	£7,282,785	£7,257,546	£6,692,996	£6,122,598
60% LAR : 40% CIR	40%	£7,494,999	£6,037,416	£5,896,353	£5,871,356	£5,301,200	£4,731,154
60% LAR : 40% CIR	45%	£5,997,912	£4,641,370	£4,498,597	£4,473,051	£3,901,597	£3,330,865
60% LAR : 40% CIR	50%	£4,496,403	£3,236,484	£3,093,909	£3,068,389	£2,498,086	£1,927,782

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone A - Kings Cross Higher
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No Units	50
Site Area	0.14 Ha

Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£25,834,078	£23,472,355	£23,328,113	£23,302,358	£22,725,392	£22,148,426
60% LAR : 40% CIR	5%	£24,194,344	£21,941,576	£21,797,907	£21,772,250	£21,197,574	£20,622,887
60% LAR : 40% CIR	10%	£22,550,812	£20,406,077	£20,262,336	£20,237,370	£19,664,809	£19,092,246
60% LAR : 40% CIR	15%	£20,902,031	£18,865,904	£18,723,249	£18,697,764	£18,127,145	£17,556,525
60% LAR : 40% CIR	20%	£19,248,547	£17,321,103	£17,178,891	£17,153,481	£16,584,631	£16,015,781
60% LAR : 40% CIR	25%	£17,590,407	£15,771,722	£15,629,909	£15,604,564	£15,037,315	£14,470,066
60% LAR : 40% CIR	30%	£15,927,857	£14,217,804	£14,076,350	£14,051,062	£13,485,245	£12,919,429
60% LAR : 40% CIR	35%	£14,260,345	£12,659,397	£12,518,259	£12,493,021	£11,928,470	£11,363,920
60% LAR : 40% CIR	40%	£12,588,517	£11,096,546	£10,955,683	£10,930,487	£10,367,039	£9,803,590
60% LAR : 40% CIR	45%	£10,912,219	£9,529,297	£9,388,670	£9,363,507	£8,800,997	£8,231,581
60% LAR : 40% CIR	50%	£9,231,501	£7,957,697	£7,816,650	£7,791,130	£7,228,827	£6,660,524

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£11,884,221	£9,522,498	£9,378,256	£9,352,501	£8,775,535	£8,198,569
60% LAR : 40% CIR	5%	£10,244,986	£7,991,719	£7,848,050	£7,822,393	£7,247,717	£6,673,540
60% LAR : 40% CIR	10%	£8,600,955	£6,456,220	£6,313,079	£6,287,513	£5,714,952	£5,142,389
60% LAR : 40% CIR	15%	£6,952,174	£4,916,047	£4,773,392	£4,747,907	£4,177,288	£3,606,668
60% LAR : 40% CIR	20%	£5,298,690	£3,371,246	£3,229,034	£3,203,624	£2,634,774	£2,065,924
60% LAR : 40% CIR	25%	£3,640,550	£1,821,865	£1,680,052	£1,654,707	£1,087,458	£520,208
60% LAR : 40% CIR	30%	£1,977,800	£26,946	£26,493	£26,040	£-296,815	£-869,468
60% LAR : 40% CIR	35%	£310,488	£-1,290,461	£-1,431,598	£-1,456,637	£-2,021,367	£-2,585,537
60% LAR : 40% CIR	40%	£-1,361,340	£-2,853,311	£-2,994,174	£-3,019,370	£-3,582,818	£-4,146,897
60% LAR : 40% CIR	45%	£-3,037,638	£-4,420,960	£-4,561,187	£-4,586,350	£-5,148,860	£-5,716,277
60% LAR : 40% CIR	50%	£-4,718,357	£-5,992,161	£-6,133,208	£-6,158,727	£-6,729,031	£-7,299,334

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£17,684,650	£15,302,926	£15,158,695	£15,132,930	£14,555,964	£13,978,998
60% LAR : 40% CIR	5%	£16,025,415	£13,712,148	£13,568,478	£13,542,713	£12,965,747	£12,388,781
60% LAR : 40% CIR	10%	£14,361,384	£12,126,649	£12,093,508	£12,067,942	£11,495,380	£10,922,818
60% LAR : 40% CIR	15%	£12,732,602	£10,596,476	£10,553,821	£10,528,335	£9,957,716	£9,387,096
60% LAR : 40% CIR	20%	£11,079,119	£9,151,675	£9,009,462	£8,984,052	£8,415,202	£7,846,353
60% LAR : 40% CIR	25%	£9,420,978	£7,692,294	£7,460,491	£7,435,136	£6,867,896	£6,300,637
60% LAR : 40% CIR	30%	£7,758,228	£6,048,575	£5,906,921	£5,881,633	£5,315,617	£4,750,001
60% LAR : 40% CIR	35%	£6,090,917	£4,489,968	£4,348,831	£4,323,592	£3,759,041	£3,194,492
60% LAR : 40% CIR	40%	£4,419,089	£2,927,117	£2,786,255	£2,761,059	£2,197,610	£1,634,162
60% LAR : 40% CIR	45%	£2,742,791	£1,359,868	£1,219,241	£1,194,079	£631,569	£62,152
60% LAR : 40% CIR	50%	£1,062,072	£-211,528	£-362,774	£-378,296	£-940,692	£-1,518,966

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£20,059,793	£17,698,069	£17,553,828	£17,528,073	£16,951,107	£16,374,141
60% LAR : 40% CIR	5%	£18,420,558	£16,167,290	£16,023,821	£15,997,965	£15,423,288	£14,848,612
60% LAR : 40% CIR	10%	£16,776,527	£14,631,791	£14,488,650	£14,463,084	£13,890,523	£13,317,961
60% LAR : 40% CIR	15%	£15,127,745	£13,091,619	£12,948,963	£12,923,478	£12,352,859	£11,782,239
60% LAR : 40% CIR	20%	£13,474,262	£11,546,818	£11,404,605	£11,379,195	£10,810,345	£10,241,496
60% LAR : 40% CIR	25%	£11,816,121	£9,997,437	£9,855,623	£9,830,279	£9,263,029	£8,695,780
60% LAR : 40% CIR	30%	£10,153,371	£8,443,518	£8,302,064	£8,276,776	£7,710,960	£7,145,143
60% LAR : 40% CIR	35%	£8,486,060	£6,885,111	£6,743,974	£6,718,735	£6,154,184	£5,589,635
60% LAR : 40% CIR	40%	£6,814,232	£5,322,260	£5,181,398	£5,156,201	£4,592,753	£4,029,305
60% LAR : 40% CIR	45%	£5,137,934	£3,755,011	£3,614,394	£3,589,222	£3,026,712	£2,457,295
60% LAR : 40% CIR	50%	£3,457,215	£2,183,411	£2,042,364	£2,016,844	£1,446,541	£876,238

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£22,891,078	£20,528,355	£20,385,113	£20,359,358	£19,782,392	£19,205,426
60% LAR : 40% CIR	5%	£21,251,844	£18,998,576	£18,854,907	£18,829,250	£18,254,574	£17,679,897
60% LAR : 40% CIR	10%	£19,607,812	£17,463,077	£17,319,936	£17,294,370	£16,721,809	£16,149,246
60% LAR : 40% CIR	15%	£17,965,031	£15,922,804	£15,780,249	£15,754,764	£15,184,145	£14,613,525
60% LAR : 40% CIR	20%	£16,305,547	£14,378,103	£14,235,891	£14,210,481	£13,641,631	£13,072,781
60% LAR : 40% CIR	25%	£14,647,407	£12,828,722	£12,686,909	£12,661,564	£12,094,315	£11,527,066
60% LAR : 40% CIR	30%	£12,984,657	£11,274,804	£11,133,357	£11,108,062	£10,542,245	£9,976,429
60% LAR : 40% CIR	35%	£11,317,345	£9,716,397	£9,575,259	£9,550,021	£8,985,470	£8,420,920
60% LAR : 40% CIR	40%	£9,645,877	£8,153,546	£8,012,683	£7,987,487	£7,424,039	£6,860,590
60% LAR : 40% CIR	45%	£7,969,210	£6,586,297	£6,445,670	£6,420,507	£5,857,997	£5,293,548
60% LAR : 40% CIR	50%	£6,288,501	£5,014,697	£4,873,650	£4,848,130	£4,277,827	£3,707,524

LB Camden
Local Plan Viability Testing 2023

Rasi 10 - 50 Flats	
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Value Area	Zone A - Lower Central Zone
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No Units	50
Site Area	0.14 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£29,418,274	£26,999,238	£26,854,998	£26,829,243	£26,252,277	£25,675,311
60% LAR : 40% CIR	5%	£27,599,830	£25,292,116	£25,148,446	£25,122,790	£24,548,113	£23,973,437
60% LAR : 40% CIR	10%	£25,776,589	£23,580,272	£23,437,132	£23,411,565	£22,836,004	£22,266,442
60% LAR : 40% CIR	15%	£23,948,597	£21,863,755	£21,721,101	£21,695,616	£21,124,995	£20,554,376
60% LAR : 40% CIR	20%	£22,115,903	£20,142,610	£20,000,398	£19,974,987	£19,406,138	£18,837,288
60% LAR : 40% CIR	25%	£20,278,554	£18,416,885	£18,275,073	£18,249,727	£17,682,478	£17,115,228
60% LAR : 40% CIR	30%	£18,436,594	£16,686,923	£16,545,169	£16,519,881	£15,954,064	£15,388,247
60% LAR : 40% CIR	35%	£16,590,073	£14,951,871	£14,810,734	£14,785,495	£14,220,945	£13,656,395
60% LAR : 40% CIR	40%	£14,739,035	£13,212,676	£13,071,814	£13,046,617	£12,483,169	£11,919,720
60% LAR : 40% CIR	45%	£12,883,527	£11,469,083	£11,328,456	£11,303,293	£10,740,784	£10,178,274
60% LAR : 40% CIR	50%	£11,023,598	£9,721,139	£9,580,706	£9,555,570	£8,993,837	£8,430,264

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£15,468,417	£13,049,381	£12,905,140	£12,879,385	£12,302,419	£11,725,453
60% LAR : 40% CIR	5%	£13,645,973	£11,342,259	£11,198,589	£11,172,933	£10,596,256	£10,020,580
60% LAR : 40% CIR	10%	£11,826,731	£9,630,415	£9,487,275	£9,461,708	£8,885,147	£8,309,585
60% LAR : 40% CIR	15%	£9,998,740	£7,913,898	£7,771,244	£7,745,758	£7,175,138	£6,604,519
60% LAR : 40% CIR	20%	£8,166,046	£6,192,753	£6,050,541	£6,025,130	£5,456,281	£4,887,431
60% LAR : 40% CIR	25%	£6,328,696	£4,467,028	£4,325,216	£4,299,870	£3,732,620	£3,165,371
60% LAR : 40% CIR	30%	£4,486,737	£2,746,765	£2,605,312	£2,579,024	£2,014,207	£1,448,300
60% LAR : 40% CIR	35%	£2,640,215	£1,022,014	£980,877	£935,638	£271,087	£-293,462
60% LAR : 40% CIR	40%	£789,177	£-237,181	£-878,043	£-903,240	£-1,466,688	£-2,030,137
60% LAR : 40% CIR	45%	£-1,066,330	£-2,480,774	£-2,621,402	£-2,646,564	£-3,209,073	£-3,771,583
60% LAR : 40% CIR	50%	£-2,926,259	£-4,228,719	£-4,369,151	£-4,394,287	£-4,956,020	£-5,519,594

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£21,248,845	£18,829,810	£18,685,269	£18,659,814	£18,082,848	£17,505,882
60% LAR : 40% CIR	5%	£19,430,401	£17,122,887	£16,979,018	£16,953,361	£16,376,885	£15,800,028
60% LAR : 40% CIR	10%	£17,607,160	£15,410,844	£15,267,704	£15,242,137	£14,669,575	£14,097,014
60% LAR : 40% CIR	15%	£15,779,168	£13,694,326	£13,551,672	£13,526,187	£12,953,567	£12,384,948
60% LAR : 40% CIR	20%	£13,946,475	£11,973,182	£11,830,969	£11,805,558	£11,236,710	£10,667,860
60% LAR : 40% CIR	25%	£12,109,125	£10,247,456	£10,105,844	£10,080,298	£9,513,349	£8,946,390
60% LAR : 40% CIR	30%	£10,267,166	£8,517,194	£8,375,740	£8,350,452	£7,784,636	£7,218,919
60% LAR : 40% CIR	35%	£8,420,644	£6,782,443	£6,641,305	£6,616,067	£6,051,516	£5,486,966
60% LAR : 40% CIR	40%	£6,569,606	£5,043,247	£4,902,386	£4,877,189	£4,313,740	£3,750,292
60% LAR : 40% CIR	45%	£4,714,099	£3,299,855	£3,159,027	£3,133,864	£2,571,355	£2,008,845
60% LAR : 40% CIR	50%	£2,854,170	£1,551,710	£1,411,278	£1,386,141	£824,409	£260,835

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£23,843,888	£21,224,852	£21,080,712	£21,054,957	£20,477,991	£19,901,025
60% LAR : 40% CIR	5%	£21,825,544	£19,517,830	£19,374,161	£19,348,504	£18,773,828	£18,199,151
60% LAR : 40% CIR	10%	£20,002,303	£17,805,987	£17,662,847	£17,637,280	£17,064,718	£16,492,157
60% LAR : 40% CIR	15%	£18,174,311	£16,089,469	£15,946,815	£15,921,330	£15,350,710	£14,780,091
60% LAR : 40% CIR	20%	£16,341,617	£14,368,325	£14,226,112	£14,200,701	£13,631,852	£13,063,003
60% LAR : 40% CIR	25%	£14,504,268	£12,642,599	£12,500,787	£12,475,441	£11,908,192	£11,340,842
60% LAR : 40% CIR	30%	£12,662,309	£10,912,337	£10,770,883	£10,745,595	£10,179,779	£9,613,961
60% LAR : 40% CIR	35%	£10,815,787	£9,177,585	£9,036,448	£9,011,209	£8,446,659	£7,882,109
60% LAR : 40% CIR	40%	£8,964,749	£7,438,390	£7,297,529	£7,272,332	£6,708,883	£6,145,435
60% LAR : 40% CIR	45%	£7,109,242	£5,694,798	£5,554,170	£5,529,007	£4,966,498	£4,403,989
60% LAR : 40% CIR	50%	£5,249,313	£3,946,853	£3,806,421	£3,781,284	£3,219,552	£2,655,978

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£26,475,274	£24,056,238	£23,911,998	£23,886,243	£23,309,277	£22,732,311
60% LAR : 40% CIR	5%	£24,656,830	£22,349,116	£22,205,446	£22,179,790	£21,605,113	£21,030,437
60% LAR : 40% CIR	10%	£22,833,589	£20,637,272	£20,494,132	£20,468,565	£19,896,004	£19,323,442
60% LAR : 40% CIR	15%	£21,005,597	£18,920,755	£18,778,101	£18,752,616	£18,181,995	£17,611,376
60% LAR : 40% CIR	20%	£19,172,903	£17,199,810	£17,057,398	£17,031,967	£16,463,138	£15,894,288
60% LAR : 40% CIR	25%	£17,335,554	£15,473,885	£15,332,073	£15,306,727	£14,739,478	£14,172,228
60% LAR : 40% CIR	30%	£15,493,594	£13,743,623	£13,602,169	£13,576,881	£13,011,064	£12,445,247
60% LAR : 40% CIR	35%	£13,647,073	£12,008,871	£11,867,734	£11,842,495	£11,277,945	£10,713,395
60% LAR : 40% CIR	40%	£11,796,035	£10,269,076	£10,128,814	£10,103,617	£9,540,169	£8,976,720
60% LAR : 40% CIR	45%	£9,940,527	£8,528,083	£8,387,556	£8,362,293	£7,797,784	£7,235,274
60% LAR : 40% CIR	50%	£8,080,598	£6,778,139	£6,637,706	£6,612,570	£6,050,837	£5,487,264

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone A - Medium Central Zone
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No Units	50
Site Area	0.14 Ha

Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£37,779,021	£35,228,634	£35,084,393	£35,058,638	£34,481,672	£33,904,706
60% LAR : 40% CIR	5%	£35,544,797	£33,110,041	£32,986,372	£32,840,715	£32,366,039	£31,791,363
60% LAR : 40% CIR	10%	£33,303,589	£30,986,725	£30,843,588	£30,818,022	£30,245,460	£29,672,889
60% LAR : 40% CIR	15%	£31,057,252	£28,858,742	£28,716,087	£28,690,602	£28,119,982	£27,549,363
60% LAR : 40% CIR	20%	£28,806,402	£26,726,127	£26,583,915	£26,558,504	£25,989,654	£25,420,804
60% LAR : 40% CIR	25%	£26,550,896	£24,588,932	£24,447,119	£24,421,774	£23,854,524	£23,287,275
60% LAR : 40% CIR	30%	£24,290,760	£22,447,189	£22,305,745	£22,280,457	£21,714,841	£21,148,625
60% LAR : 40% CIR	35%	£22,026,102	£20,300,979	£20,159,840	£20,134,603	£19,570,052	£19,005,501
60% LAR : 40% CIR	40%	£19,756,908	£18,150,313	£18,009,452	£17,984,254	£17,420,806	£16,857,358
60% LAR : 40% CIR	45%	£17,483,245	£15,995,251	£15,854,624	£15,829,481	£15,266,951	£14,704,442
60% LAR : 40% CIR	50%	£15,205,160	£13,835,836	£13,695,404	£13,670,268	£13,108,535	£12,546,803

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£23,829,164	£21,278,777	£21,134,536	£21,108,781	£20,531,815	£19,954,849
60% LAR : 40% CIR	5%	£21,594,940	£19,160,184	£19,016,515	£18,990,858	£18,416,182	£17,841,595
60% LAR : 40% CIR	10%	£19,353,542	£17,036,871	£16,893,730	£16,868,164	£16,295,603	£15,723,042
60% LAR : 40% CIR	15%	£17,107,395	£14,908,885	£14,766,230	£14,740,745	£14,170,124	£13,599,505
60% LAR : 40% CIR	20%	£14,856,545	£12,776,270	£12,634,058	£12,608,647	£12,039,797	£11,470,947
60% LAR : 40% CIR	25%	£12,601,039	£10,639,074	£10,497,262	£10,471,916	£9,904,667	£9,337,418
60% LAR : 40% CIR	30%	£10,349,923	£8,497,342	£8,355,888	£8,330,600	£7,764,784	£7,198,968
60% LAR : 40% CIR	35%	£8,076,245	£6,351,121	£6,209,983	£6,184,745	£5,620,195	£5,055,644
60% LAR : 40% CIR	40%	£5,807,051	£4,200,456	£4,059,594	£4,034,397	£3,470,949	£2,907,500
60% LAR : 40% CIR	45%	£3,533,388	£2,045,394	£1,904,766	£1,879,604	£1,317,094	£754,585
60% LAR : 40% CIR	50%	£1,255,303	£-114,821	£-254,453	£-279,589	£-841,322	£-1,403,054

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£29,609,592	£27,059,205	£26,914,965	£26,889,210	£26,312,244	£25,735,278
60% LAR : 40% CIR	5%	£27,375,368	£24,940,813	£24,796,943	£24,771,287	£24,196,810	£23,623,042
60% LAR : 40% CIR	10%	£25,133,970	£22,817,300	£22,674,159	£22,648,593	£22,076,032	£21,503,470
60% LAR : 40% CIR	15%	£22,887,823	£20,689,314	£20,546,658	£20,521,173	£19,950,553	£19,379,934
60% LAR : 40% CIR	20%	£20,636,973	£18,556,699	£18,414,486	£18,389,075	£17,820,225	£17,251,376
60% LAR : 40% CIR	25%	£18,381,467	£16,419,503	£16,277,691	£16,252,345	£15,683,988	£15,117,846
60% LAR : 40% CIR	30%	£16,121,352	£14,277,171	£14,135,317	£14,111,029	£13,545,212	£12,979,396
60% LAR : 40% CIR	35%	£13,856,673	£12,131,550	£11,990,412	£11,965,174	£11,400,623	£10,836,073
60% LAR : 40% CIR	40%	£11,587,480	£9,980,885	£9,840,023	£9,814,826	£9,251,377	£8,687,929
60% LAR : 40% CIR	45%	£9,313,816	£7,825,823	£7,685,195	£7,660,032	£7,097,522	£6,535,013
60% LAR : 40% CIR	50%	£7,035,732	£5,668,408	£5,528,976	£5,503,839	£4,939,107	£4,377,975

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£32,004,735	£29,454,348	£29,310,168	£29,284,353	£28,707,387	£28,130,420
60% LAR : 40% CIR	5%	£29,770,511	£27,335,756	£27,192,086	£27,166,430	£26,591,753	£26,017,077
60% LAR : 40% CIR	10%	£27,529,113	£25,212,443	£25,069,302	£25,043,736	£24,471,174	£23,898,613
60% LAR : 40% CIR	15%	£25,282,966	£23,084,456	£22,941,801	£22,916,316	£22,345,696	£21,775,077
60% LAR : 40% CIR	20%	£23,032,116	£20,951,842	£20,809,629	£20,784,218	£20,215,368	£19,646,519
60% LAR : 40% CIR	25%	£20,776,610	£18,814,846	£18,673,234	£18,647,489	£18,080,239	£17,513,289
60% LAR : 40% CIR	30%	£18,516,494	£16,672,913	£16,531,460	£16,506,171	£15,940,355	£15,374,539
60% LAR : 40% CIR	35%	£16,251,816	£14,526,693	£14,385,555	£14,360,317	£13,795,766	£13,231,216
60% LAR : 40% CIR	40%	£13,982,623	£12,376,027	£12,235,166	£12,209,969	£11,646,520	£11,083,072
60% LAR : 40% CIR	45%	£11,708,959	£10,220,866	£10,080,338	£10,055,175	£9,492,665	£8,930,156
60% LAR : 40% CIR	50%	£9,430,875	£8,061,551	£7,921,119	£7,895,982	£7,334,249	£6,772,518

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£34,836,021	£32,286,634	£32,141,393	£32,115,638	£31,538,672	£30,961,706
60% LAR : 40% CIR	5%	£32,601,797	£30,167,041	£30,023,372	£29,997,715	£29,423,039	£28,848,363
60% LAR : 40% CIR	10%	£30,360,399	£28,043,729	£27,900,588	£27,875,022	£27,302,460	£26,729,899
60% LAR : 40% CIR	15%	£28,114,252	£25,915,742	£25,773,087	£25,747,602	£25,176,982	£24,606,363
60% LAR : 40% CIR	20%	£25,863,402	£23,783,127	£23,640,915	£23,615,504	£23,046,654	£22,477,804
60% LAR : 40% CIR	25%	£23,607,896	£21,645,932	£21,504,119	£21,478,774	£20,911,524	£20,344,275
60% LAR : 40% CIR	30%	£21,347,780	£19,504,199	£19,362,745	£19,337,457	£18,771,641	£18,205,825
60% LAR : 40% CIR	35%	£19,083,102	£17,357,979	£17,216,840	£17,191,603	£16,627,052	£16,062,501
60% LAR : 40% CIR	40%	£16,813,908	£15,207,313	£15,066,452	£15,041,254	£14,477,806	£13,914,358
60% LAR : 40% CIR	45%	£14,540,245	£13,052,251	£12,911,624	£12,886,461	£12,323,951	£11,761,442
60% LAR : 40% CIR	50%	£12,262,160	£10,892,836	£10,752,404	£10,727,268	£10,165,535	£9,603,803

LB Camden
Local Plan Viability Testing 2023

Rasi 10 - 50 Flats	
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Value Area	Zone A - Higher Central Zone
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No Units	50
Site Area	0.14 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£42,536,446	£39,931,146	£39,786,905	£39,761,150	£39,184,184	£38,607,218
60% LAR : 40% CIR	5%	£40,066,338	£37,577,427	£37,433,759	£37,408,102	£36,833,428	£36,258,749
60% LAR : 40% CIR	10%	£37,592,707	£35,216,989	£35,075,849	£35,050,282	£34,477,720	£33,905,159
60% LAR : 40% CIR	15%	£35,113,798	£32,855,877	£32,713,221	£32,687,737	£32,117,117	£31,546,497
60% LAR : 40% CIR	20%	£32,629,545	£30,488,137	£30,345,925	£30,320,514	£29,751,664	£29,182,814
60% LAR : 40% CIR	25%	£30,135,091	£28,115,616	£27,974,003	£27,948,658	£27,381,408	£26,814,159
60% LAR : 40% CIR	30%	£27,636,029	£25,738,958	£25,597,504	£25,572,216	£25,006,369	£24,440,683
60% LAR : 40% CIR	35%	£25,132,405	£23,357,611	£23,216,473	£23,191,235	£22,626,685	£22,062,134
60% LAR : 40% CIR	40%	£22,624,265	£20,971,620	£20,830,959	£20,805,762	£20,242,313	£19,678,865
60% LAR : 40% CIR	45%	£20,111,656	£18,581,633	£18,441,005	£18,415,842	£17,853,332	£17,290,823
60% LAR : 40% CIR	50%	£17,594,624	£16,187,092	£16,046,660	£16,021,524	£15,459,791	£14,898,059

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£28,586,588	£25,981,289	£25,837,048	£25,811,293	£25,234,327	£24,657,361
60% LAR : 40% CIR	5%	£26,117,081	£23,627,570	£23,483,902	£23,458,245	£22,883,969	£22,308,892
60% LAR : 40% CIR	10%	£23,642,850	£21,269,132	£21,125,992	£21,100,425	£20,527,863	£19,953,302
60% LAR : 40% CIR	15%	£21,163,940	£18,906,020	£18,763,364	£18,737,880	£18,167,260	£17,596,640
60% LAR : 40% CIR	20%	£18,679,687	£16,538,280	£16,396,068	£16,370,656	£15,801,807	£15,232,957
60% LAR : 40% CIR	25%	£16,185,234	£14,165,959	£14,024,145	£13,998,801	£13,431,551	£12,864,302
60% LAR : 40% CIR	30%	£13,688,172	£11,789,100	£11,647,547	£11,622,359	£11,056,542	£10,490,726
60% LAR : 40% CIR	35%	£11,182,546	£9,407,754	£9,266,616	£9,241,378	£8,676,828	£8,112,277
60% LAR : 40% CIR	40%	£8,674,408	£7,021,963	£6,881,102	£6,855,904	£6,292,456	£5,729,008
60% LAR : 40% CIR	45%	£6,161,798	£4,631,776	£4,491,148	£4,465,985	£3,903,475	£3,340,966
60% LAR : 40% CIR	50%	£3,644,767	£2,237,235	£2,096,803	£2,071,666	£1,509,934	£948,202

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£34,367,017	£31,761,718	£31,617,476	£31,591,721	£31,014,755	£30,437,789
60% LAR : 40% CIR	5%	£31,897,510	£29,297,996	£29,154,330	£29,128,674	£28,553,997	£27,979,321
60% LAR : 40% CIR	10%	£29,423,278	£27,049,560	£26,906,420	£26,880,853	£26,308,292	£25,735,730
60% LAR : 40% CIR	15%	£26,944,369	£24,686,448	£24,543,793	£24,518,309	£23,947,689	£23,377,068
60% LAR : 40% CIR	20%	£24,460,116	£22,318,709	£22,176,496	£22,151,085	£21,582,235	£21,013,386
60% LAR : 40% CIR	25%	£21,965,063	£19,946,387	£19,804,574	£19,779,229	£19,211,980	£18,644,730
60% LAR : 40% CIR	30%	£19,466,601	£17,569,629	£17,428,075	£17,402,787	£16,836,971	£16,271,155
60% LAR : 40% CIR	35%	£16,962,976	£15,188,183	£15,047,045	£15,021,807	£14,457,256	£13,892,706
60% LAR : 40% CIR	40%	£14,454,337	£12,802,392	£12,661,530	£12,636,333	£12,072,885	£11,508,436
60% LAR : 40% CIR	45%	£11,942,227	£10,412,204	£10,271,576	£10,246,414	£9,683,904	£9,121,395
60% LAR : 40% CIR	50%	£9,426,195	£8,017,664	£7,877,231	£7,852,095	£7,290,362	£6,728,631

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£36,762,180	£34,156,961	£34,012,619	£33,988,864	£33,409,898	£32,832,932
60% LAR : 40% CIR	5%	£34,292,652	£31,693,141	£31,549,473	£31,525,718	£30,947,752	£30,370,786
60% LAR : 40% CIR	10%	£31,818,421	£29,444,703	£29,301,563	£29,277,996	£28,703,435	£28,128,874
60% LAR : 40% CIR	15%	£29,339,512	£27,081,591	£26,938,936	£26,915,451	£26,342,835	£25,770,219
60% LAR : 40% CIR	20%	£26,855,259	£24,713,851	£24,571,639	£24,548,228	£23,977,378	£23,406,528
60% LAR : 40% CIR	25%	£24,366,806	£22,341,630	£22,199,717	£22,176,372	£21,603,123	£21,030,873
60% LAR : 40% CIR	30%	£21,861,744	£19,964,672	£19,823,216	£19,799,930	£19,227,114	£18,654,948
60% LAR : 40% CIR	35%	£19,358,119	£17,583,326	£17,442,188	£17,418,950	£16,847,399	£16,275,848
60% LAR : 40% CIR	40%	£16,849,990	£15,197,635	£15,056,673	£15,033,476	£14,462,027	£13,890,579
60% LAR : 40% CIR	45%	£14,337,370	£12,807,347	£12,666,719	£12,643,587	£12,072,047	£11,500,597
60% LAR : 40% CIR	50%	£11,820,338	£10,412,806	£10,272,374	£10,249,238	£9,685,505	£9,123,773

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£39,593,446	£36,988,146	£36,843,905	£36,818,150	£36,241,184	£35,664,218
60% LAR : 40% CIR	5%	£37,123,938	£34,534,427	£34,400,759	£34,375,102	£33,800,426	£33,225,749
60% LAR : 40% CIR	10%	£34,649,707	£32,182,989	£32,049,849	£32,024,262	£31,449,586	£30,874,909
60% LAR : 40% CIR	15%	£32,170,798	£29,831,877	£29,700,221	£29,674,737	£29,100,061	£28,525,384
60% LAR : 40% CIR	20%	£29,686,545	£27,481,537	£27,350,514	£27,325,026	£26,750,350	£26,175,673
60% LAR : 40% CIR	25%	£27,192,091	£25,131,003	£25,000,000	£24,974,514	£24,400,000	£23,825,514
60% LAR : 40% CIR	30%	£24,693,029	£22,780,958	£22,650,504	£22,625,018	£22,050,504	£21,476,018
60% LAR : 40% CIR	35%	£22,189,405	£20,431,611	£20,301,673	£20,276,235	£19,701,768	£19,127,282
60% LAR : 40% CIR	40%	£19,681,265	£18,082,920	£17,953,999	£17,929,114	£17,354,626	£16,780,140
60% LAR : 40% CIR	45%	£17,168,656	£15,734,633	£15,606,000	£15,581,514	£15,007,026	£14,432,540
60% LAR : 40% CIR	50%	£14,651,624	£13,386,660	£13,258,666	£13,234,230	£12,659,742	£12,085,256

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
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No Units	60
Site Area	0.14 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£26,345,415	£23,640,617	£23,470,295	£23,439,882	£22,756,266	£22,064,583
60% LAR : 40% CIR	5%	£24,022,192	£22,038,367	£21,868,741	£21,838,444	£21,151,044	£20,462,105
60% LAR : 40% CIR	10%	£22,850,305	£20,428,546	£20,258,945	£20,228,294	£19,539,891	£18,853,488
60% LAR : 40% CIR	15%	£21,152,809	£18,808,513	£18,637,495	£18,606,942	£17,922,866	£17,238,790
60% LAR : 40% CIR	20%	£19,409,760	£17,182,933	£17,012,445	£16,981,980	£16,300,027	£15,618,074
60% LAR : 40% CIR	25%	£17,661,214	£15,551,860	£15,381,851	£15,351,466	£14,671,431	£13,991,396
60% LAR : 40% CIR	30%	£15,903,857	£13,919,350	£13,745,771	£13,715,454	£13,037,137	£12,358,820
60% LAR : 40% CIR	35%	£14,135,831	£12,273,457	£12,104,257	£12,073,999	£11,397,201	£10,720,402
60% LAR : 40% CIR	40%	£12,362,393	£10,626,237	£10,457,367	£10,427,160	£9,751,682	£9,076,204
60% LAR : 40% CIR	45%	£10,583,596	£8,973,745	£8,805,157	£8,774,991	£8,100,637	£7,426,285
60% LAR : 40% CIR	50%	£8,799,499	£7,316,037	£7,147,681	£7,117,546	£6,444,128	£5,770,705

Residual Land values compared to benchmark land values

Higher Value Secondary Offices	£97,649,000
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Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£12,562,674	£9,854,876	£9,684,554	£9,654,141	£8,970,525	£8,278,841
60% LAR : 40% CIR	5%	£10,636,451	£8,252,646	£8,083,000	£8,052,703	£7,369,302	£6,676,364
60% LAR : 40% CIR	10%	£9,104,564	£6,842,804	£6,671,203	£6,640,553	£5,954,150	£5,267,147
60% LAR : 40% CIR	15%	£7,367,068	£5,022,772	£4,851,754	£4,821,201	£4,137,125	£3,453,049
60% LAR : 40% CIR	20%	£5,624,019	£3,397,192	£3,226,704	£3,196,239	£2,514,286	£1,832,332
60% LAR : 40% CIR	25%	£3,875,473	£1,766,119	£1,596,110	£1,565,724	£885,690	£205,655
60% LAR : 40% CIR	30%	£2,118,116	£129,608	£129,608	£129,608	£148,804	£1,488,804
60% LAR : 40% CIR	35%	£350,090	£-1,512,284	£-1,681,484	£-1,711,742	£-2,388,540	£-3,065,338
60% LAR : 40% CIR	40%	£-1,423,348	£-3,159,504	£-3,328,374	£-3,358,581	£-4,034,599	£-4,709,537
60% LAR : 40% CIR	45%	£-3,202,145	£-4,811,998	£-4,980,584	£-5,010,750	£-5,685,104	£-6,359,456
60% LAR : 40% CIR	50%	£-4,995,243	£-6,469,705	£-6,638,680	£-6,668,195	£-7,341,615	£-8,015,636

Residual Land values compared to benchmark land values

Medium Value Secondary Offices	£57,186,000
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Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£18,275,097	£15,567,299	£15,396,977	£15,366,565	£14,682,948	£13,991,265
60% LAR : 40% CIR	5%	£16,548,674	£13,965,059	£13,795,424	£13,765,127	£13,071,726	£12,388,787
60% LAR : 40% CIR	10%	£14,816,987	£12,355,228	£12,183,627	£12,152,977	£11,466,574	£10,784,170
60% LAR : 40% CIR	15%	£13,079,492	£10,735,196	£10,564,177	£10,533,624	£9,849,548	£9,165,473
60% LAR : 40% CIR	20%	£11,339,442	£9,109,616	£8,939,127	£8,908,662	£8,226,710	£7,544,756
60% LAR : 40% CIR	25%	£9,597,896	£7,478,543	£7,308,534	£7,278,146	£6,596,113	£5,918,078
60% LAR : 40% CIR	30%	£7,830,539	£5,842,032	£5,672,453	£5,642,136	£4,963,819	£4,285,502
60% LAR : 40% CIR	35%	£6,062,514	£4,200,139	£4,030,940	£4,000,682	£3,323,883	£2,647,084
60% LAR : 40% CIR	40%	£4,289,075	£2,552,919	£2,384,050	£2,353,842	£1,678,364	£1,002,886
60% LAR : 40% CIR	45%	£2,510,278	£930,427	£731,840	£701,673	£27,320	£-847,933
60% LAR : 40% CIR	50%	£726,181	£-67,684	£-265,697	£-266,741	£-626,161	£-1,302,613

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space	£40,420,000
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Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£20,642,082	£17,834,284	£17,733,842	£17,703,530	£17,019,913	£16,358,530
60% LAR : 40% CIR	5%	£18,915,839	£16,332,034	£16,162,388	£16,132,091	£15,444,691	£14,755,752
60% LAR : 40% CIR	10%	£17,183,952	£14,722,193	£14,552,592	£14,519,941	£13,833,538	£13,147,135
60% LAR : 40% CIR	15%	£15,446,456	£13,102,160	£12,931,142	£12,900,589	£12,216,513	£11,532,437
60% LAR : 40% CIR	20%	£13,703,407	£11,476,581	£11,306,092	£11,275,627	£10,593,674	£9,911,721
60% LAR : 40% CIR	25%	£11,954,861	£9,845,507	£9,675,499	£9,645,113	£8,965,078	£8,285,043
60% LAR : 40% CIR	30%	£10,197,504	£8,208,997	£8,039,418	£8,009,101	£7,330,784	£6,652,467
60% LAR : 40% CIR	35%	£8,429,478	£6,567,104	£6,397,904	£6,367,646	£5,690,848	£5,014,049
60% LAR : 40% CIR	40%	£6,656,040	£4,919,884	£4,751,014	£4,720,807	£4,045,329	£3,369,851
60% LAR : 40% CIR	45%	£4,877,243	£3,267,392	£3,098,804	£3,068,638	£2,394,284	£1,719,532
60% LAR : 40% CIR	50%	£3,083,146	£1,609,684	£1,441,328	£1,411,193	£737,773	£64,352

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution	£20,801,000
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Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£23,440,038	£20,732,240	£20,561,919	£20,531,506	£19,847,890	£19,156,206
60% LAR : 40% CIR	5%	£21,713,815	£19,130,011	£18,960,365	£18,930,068	£18,242,667	£17,553,729
60% LAR : 40% CIR	10%	£19,981,928	£17,520,169	£17,348,568	£17,317,918	£16,631,515	£15,945,111
60% LAR : 40% CIR	15%	£18,244,433	£15,900,137	£15,729,118	£15,698,565	£15,014,490	£14,330,414
60% LAR : 40% CIR	20%	£16,501,384	£14,274,557	£14,104,069	£14,073,603	£13,391,651	£12,709,697
60% LAR : 40% CIR	25%	£14,752,837	£12,643,484	£12,473,475	£12,443,089	£11,763,054	£11,083,020
60% LAR : 40% CIR	30%	£12,995,481	£11,006,973	£10,837,394	£10,807,077	£10,128,760	£9,450,443
60% LAR : 40% CIR	35%	£11,227,455	£9,365,081	£9,195,881	£9,165,623	£8,486,825	£7,812,025
60% LAR : 40% CIR	40%	£9,454,016	£7,717,860	£7,548,991	£7,518,784	£6,843,305	£6,167,827
60% LAR : 40% CIR	45%	£7,675,219	£6,065,365	£5,896,781	£5,866,614	£5,192,261	£4,517,908
60% LAR : 40% CIR	50%	£5,891,122	£4,407,660	£4,239,305	£4,209,170	£3,535,750	£2,862,329

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats	
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Value Area	Zone A - Kings Cross Lower
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No Units	60
Site Area	0.14 Ha

Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£26,348,415	£23,640,617	£23,470,295	£23,439,882	£22,756,266	£22,064,583
60% LAR : 40% CIR	10%	£24,622,192	£22,038,387	£21,868,741	£21,838,444	£21,151,044	£20,462,105
60% LAR : 40% CIR	15%	£22,880,305	£20,428,546	£20,258,945	£20,228,234	£19,536,991	£18,853,488
60% LAR : 40% CIR	20%	£21,152,809	£18,808,513	£18,637,495	£18,606,942	£17,922,866	£17,238,790
60% LAR : 40% CIR	25%	£19,409,760	£17,182,933	£17,012,445	£16,981,980	£16,300,027	£15,618,074
60% LAR : 40% CIR	30%	£17,661,214	£15,551,860	£15,381,851	£15,351,466	£14,671,431	£13,991,396
60% LAR : 40% CIR	35%	£15,903,857	£13,915,350	£13,745,771	£13,715,454	£13,037,137	£12,358,620
60% LAR : 40% CIR	40%	£14,135,831	£12,273,457	£12,104,257	£12,073,999	£11,397,201	£10,720,402
60% LAR : 40% CIR	45%	£12,362,393	£10,626,237	£10,457,367	£10,427,160	£9,751,682	£9,076,204
60% LAR : 40% CIR	50%	£10,583,596	£8,973,745	£8,805,157	£8,774,991	£8,100,637	£7,426,285
60% LAR : 40% CIR	50%	£8,799,499	£7,316,037	£7,147,681	£7,117,546	£6,444,126	£5,770,705

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£12,562,674	£9,854,876	£9,684,554	£9,654,141	£8,970,525	£8,278,841
60% LAR : 40% CIR	5%	£10,836,451	£8,252,646	£8,083,300	£8,052,703	£7,369,302	£6,676,364
60% LAR : 40% CIR	10%	£9,104,564	£6,642,804	£6,471,203	£6,440,553	£5,757,150	£5,067,747
60% LAR : 40% CIR	15%	£7,367,068	£5,022,772	£4,851,754	£4,821,201	£4,137,125	£3,453,409
60% LAR : 40% CIR	20%	£5,624,019	£3,397,192	£3,226,704	£3,196,239	£2,514,286	£1,832,332
60% LAR : 40% CIR	25%	£3,875,473	£1,766,119	£1,596,110	£1,565,724	£885,690	£205,655
60% LAR : 40% CIR	30%	£2,118,116	£129,608	£68,971	£68,267	£480,864	£48,062
60% LAR : 40% CIR	35%	£350,090	£-512,284	£-1,681,464	£-1,711,742	£-2,388,540	£-3,065,356
60% LAR : 40% CIR	40%	£-1,423,348	£-3,169,504	£-3,328,374	£-3,358,581	£-4,034,059	£-4,709,537
60% LAR : 40% CIR	45%	£-3,202,145	£-4,811,966	£-4,980,584	£-5,010,750	£-5,685,104	£-6,359,456
60% LAR : 40% CIR	50%	£-4,986,243	£-6,469,705	£-6,638,960	£-6,668,195	£-7,341,615	£-8,015,036

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£18,275,097	£15,367,299	£15,396,377	£15,366,565	£14,682,948	£13,991,265
60% LAR : 40% CIR	5%	£16,548,874	£13,955,069	£13,785,424	£13,755,127	£13,071,726	£12,388,297
60% LAR : 40% CIR	10%	£14,816,987	£12,355,228	£12,185,627	£12,155,977	£11,466,574	£10,780,170
60% LAR : 40% CIR	15%	£13,079,492	£10,735,196	£10,564,177	£10,533,624	£9,849,548	£9,165,473
60% LAR : 40% CIR	20%	£11,336,442	£9,109,616	£8,939,127	£8,908,662	£8,226,710	£7,544,756
60% LAR : 40% CIR	25%	£9,587,896	£7,478,543	£7,308,534	£7,278,146	£6,596,113	£5,914,078
60% LAR : 40% CIR	30%	£7,830,530	£5,842,032	£5,672,453	£5,642,136	£4,960,819	£4,285,502
60% LAR : 40% CIR	35%	£6,062,514	£4,200,139	£4,030,940	£4,000,682	£3,323,883	£2,647,084
60% LAR : 40% CIR	40%	£4,289,075	£2,552,919	£2,384,050	£2,353,842	£1,678,364	£1,002,866
60% LAR : 40% CIR	45%	£2,510,278	£900,427	£731,840	£701,673	£27,320	£-347,033
60% LAR : 40% CIR	50%	£726,181	£-267,561	£-495,637	£-495,774	£-1,629,191	£-2,302,615

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£20,642,082	£17,934,264	£17,763,942	£17,733,530	£17,049,913	£16,368,230
60% LAR : 40% CIR	5%	£18,915,339	£16,332,034	£16,162,388	£16,132,091	£15,444,691	£14,755,752
60% LAR : 40% CIR	10%	£17,183,952	£14,722,193	£14,552,592	£14,519,941	£13,833,538	£13,147,135
60% LAR : 40% CIR	15%	£15,446,456	£13,102,160	£12,931,142	£12,900,589	£12,216,513	£11,532,437
60% LAR : 40% CIR	20%	£13,703,407	£11,476,581	£11,306,092	£11,275,627	£10,593,674	£9,911,721
60% LAR : 40% CIR	25%	£11,954,861	£9,845,507	£9,675,499	£9,645,113	£8,965,076	£8,285,043
60% LAR : 40% CIR	30%	£10,197,504	£8,209,997	£8,039,418	£8,009,101	£7,330,784	£6,652,647
60% LAR : 40% CIR	35%	£8,429,478	£6,567,104	£6,397,904	£6,367,646	£5,690,848	£5,014,049
60% LAR : 40% CIR	40%	£6,656,040	£4,919,884	£4,751,014	£4,720,807	£4,045,329	£3,369,851
60% LAR : 40% CIR	45%	£4,877,243	£3,287,592	£3,098,804	£3,068,636	£2,394,284	£1,719,932
60% LAR : 40% CIR	50%	£3,093,146	£1,609,684	£1,441,328	£1,411,193	£737,773	£64,352

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£23,440,038	£20,732,240	£20,561,919	£20,531,506	£18,847,890	£18,156,206
60% LAR : 40% CIR	5%	£21,713,815	£19,130,011	£18,960,365	£18,930,068	£18,242,667	£17,553,729
60% LAR : 40% CIR	10%	£19,981,928	£17,520,169	£17,348,568	£17,317,918	£16,631,515	£15,945,111
60% LAR : 40% CIR	15%	£18,244,433	£15,900,137	£15,729,118	£15,698,565	£15,014,490	£14,330,414
60% LAR : 40% CIR	20%	£16,501,384	£14,274,557	£14,104,069	£14,073,603	£13,391,651	£12,708,697
60% LAR : 40% CIR	25%	£14,752,837	£12,643,484	£12,473,475	£12,443,089	£11,763,054	£11,083,020
60% LAR : 40% CIR	30%	£12,995,481	£11,006,973	£10,837,394	£10,807,077	£10,128,760	£9,450,443
60% LAR : 40% CIR	35%	£11,227,455	£9,365,081	£9,195,881	£9,165,623	£8,488,625	£7,812,025
60% LAR : 40% CIR	40%	£9,454,016	£7,717,860	£7,548,991	£7,518,784	£6,843,305	£6,167,827
60% LAR : 40% CIR	45%	£7,675,219	£6,065,368	£5,896,781	£5,866,614	£5,192,261	£4,517,968
60% LAR : 40% CIR	50%	£5,891,122	£4,407,660	£4,239,305	£4,209,170	£3,535,750	£2,862,329

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone A - Kings Cross Higher
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No Units	60
Site Area	0.14 Ha

Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£30,584,817	£27,809,278	£27,638,956	£27,608,543	£26,927,255	£26,245,967
60% LAR : 40% CIR	10%	£28,946,773	£25,996,614	£25,828,969	£25,798,671	£25,120,088	£24,441,503
60% LAR : 40% CIR	15%	£26,703,068	£24,182,378	£24,013,357	£23,983,166	£23,307,079	£22,630,592
60% LAR : 40% CIR	20%	£24,753,750	£22,360,623	£22,192,174	£22,162,081	£21,488,286	£20,808,327
60% LAR : 40% CIR	25%	£22,798,881	£20,533,404	£20,365,478	£20,335,471	£19,659,590	£19,977,637
60% LAR : 40% CIR	30%	£20,839,514	£18,700,774	£18,531,442	£18,501,057	£17,821,022	£17,140,987
60% LAR : 40% CIR	35%	£18,972,705	£16,854,967	£16,685,398	£16,655,071	£15,976,754	£15,298,437
60% LAR : 40% CIR	40%	£16,901,507	£15,003,102	£14,833,902	£14,803,645	£14,126,846	£13,450,047
60% LAR : 40% CIR	45%	£14,923,010	£13,145,909	£12,977,039	£12,946,832	£12,271,354	£11,595,876
60% LAR : 40% CIR	50%	£12,930,828	£11,283,444	£11,114,857	£11,084,690	£10,410,337	£9,735,984
60% LAR : 40% CIR	50%	£10,933,346	£9,415,764	£9,247,408	£9,217,273	£8,543,853	£7,870,432

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£16,799,076	£14,023,537	£13,853,215	£13,822,802	£13,141,513	£12,460,226
60% LAR : 40% CIR	5%	£14,861,032	£12,212,873	£12,043,227	£12,012,930	£11,334,346	£10,655,761
60% LAR : 40% CIR	10%	£12,917,326	£10,398,637	£10,227,616	£10,197,425	£9,518,338	£8,845,250
60% LAR : 40% CIR	15%	£10,968,009	£8,574,882	£8,406,433	£8,376,340	£7,702,549	£7,022,585
60% LAR : 40% CIR	20%	£9,013,140	£6,747,663	£6,579,736	£6,549,730	£5,873,848	£5,191,896
60% LAR : 40% CIR	25%	£7,052,773	£4,915,033	£4,745,701	£4,715,315	£4,035,281	£3,355,246
60% LAR : 40% CIR	30%	£5,086,864	£3,089,226	£2,919,647	£2,889,330	£2,191,013	£1,512,696
60% LAR : 40% CIR	35%	£3,115,766	£1,217,361	£1,048,161	£1,017,904	£341,105	£-336,856
60% LAR : 40% CIR	40%	£1,137,269	£-638,632	£-808,702	£-838,909	£-1,514,387	£-2,189,886
60% LAR : 40% CIR	45%	£-854,913	£-2,502,297	£-2,670,884	£-2,701,051	£-3,375,404	£-4,049,757
60% LAR : 40% CIR	50%	£-2,852,898	£-4,369,978	£-4,538,333	£-4,568,468	£-5,241,888	£-5,915,309

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£22,511,499	£19,735,960	£19,565,838	£19,535,226	£18,853,937	£18,172,649
60% LAR : 40% CIR	5%	£20,573,456	£17,825,297	£17,655,651	£17,625,354	£17,046,773	£16,365,185
60% LAR : 40% CIR	10%	£18,629,749	£16,109,060	£15,940,039	£15,909,848	£15,233,762	£14,557,674
60% LAR : 40% CIR	15%	£16,680,432	£14,287,305	£14,118,856	£14,088,763	£13,414,968	£12,735,009
60% LAR : 40% CIR	20%	£14,725,564	£12,460,088	£12,292,160	£12,262,153	£11,588,272	£10,904,320
60% LAR : 40% CIR	25%	£12,765,196	£10,627,456	£10,458,125	£10,427,739	£9,744,704	£9,067,669
60% LAR : 40% CIR	30%	£10,799,387	£8,781,649	£8,612,070	£8,581,754	£7,903,436	£7,225,119
60% LAR : 40% CIR	35%	£8,828,190	£6,929,784	£6,760,584	£6,730,327	£6,053,528	£5,376,729
60% LAR : 40% CIR	40%	£6,849,692	£5,072,591	£4,903,722	£4,873,515	£4,198,036	£3,522,558
60% LAR : 40% CIR	45%	£4,857,511	£3,210,127	£3,041,539	£3,011,373	£2,337,019	£1,662,667
60% LAR : 40% CIR	50%	£2,860,028	£1,342,446	£1,174,090	£1,143,956	£470,536	£-202,886

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£24,878,484	£22,102,925	£21,932,603	£21,902,190	£21,220,902	£20,539,614
60% LAR : 40% CIR	5%	£22,940,420	£20,292,261	£20,122,616	£20,092,319	£19,413,735	£18,735,150
60% LAR : 40% CIR	10%	£20,996,714	£18,476,025	£18,307,004	£18,276,813	£17,600,726	£16,924,639
60% LAR : 40% CIR	15%	£19,047,397	£16,654,270	£16,484,821	£16,454,728	£15,781,933	£15,101,974
60% LAR : 40% CIR	20%	£17,092,528	£14,827,951	£14,659,125	£14,629,118	£13,953,237	£13,271,284
60% LAR : 40% CIR	25%	£15,132,161	£12,994,421	£12,825,089	£12,794,704	£12,114,869	£11,434,634
60% LAR : 40% CIR	30%	£13,166,352	£11,148,614	£10,979,035	£10,948,718	£10,270,401	£9,592,084
60% LAR : 40% CIR	35%	£11,195,155	£9,296,749	£9,127,549	£9,097,292	£8,420,493	£7,743,694
60% LAR : 40% CIR	40%	£9,216,657	£7,439,556	£7,270,686	£7,240,479	£6,565,001	£5,889,523
60% LAR : 40% CIR	45%	£7,224,476	£5,577,092	£5,408,504	£5,378,337	£4,703,984	£4,029,631
60% LAR : 40% CIR	50%	£5,226,993	£3,709,411	£3,541,555	£3,510,920	£2,837,500	£2,164,079

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£27,676,440	£24,900,901	£24,730,578	£24,700,167	£24,018,678	£23,337,580
60% LAR : 40% CIR	5%	£25,738,397	£23,090,238	£22,920,592	£22,890,295	£22,211,711	£21,533,126
60% LAR : 40% CIR	10%	£23,794,690	£21,274,001	£21,104,980	£21,074,790	£20,396,703	£19,722,615
60% LAR : 40% CIR	15%	£21,845,374	£19,452,246	£19,283,798	£19,253,704	£18,579,910	£17,899,950
60% LAR : 40% CIR	20%	£19,890,505	£17,626,027	£17,457,101	£17,427,094	£16,751,213	£16,069,261
60% LAR : 40% CIR	25%	£17,930,138	£15,792,397	£15,623,066	£15,592,680	£14,912,645	£14,232,610
60% LAR : 40% CIR	30%	£15,964,329	£13,946,691	£13,777,012	£13,746,695	£13,068,378	£12,390,061
60% LAR : 40% CIR	35%	£13,993,131	£12,094,725	£11,925,526	£11,895,269	£11,218,469	£10,541,670
60% LAR : 40% CIR	40%	£12,014,634	£10,237,532	£10,068,663	£10,038,456	£9,362,078	£8,687,499
60% LAR : 40% CIR	45%	£10,022,452	£8,375,068	£8,206,480	£8,176,314	£7,501,960	£6,827,608
60% LAR : 40% CIR	50%	£8,024,969	£6,507,387	£6,339,032	£6,308,897	£5,635,477	£4,962,056

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone A - Lower Central Zone
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No Units	60
Site Area	0.14 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£34,821,218	£31,977,939	£31,807,817	£31,777,204	£31,095,915	£30,414,628
60% LAR : 40% CIR	10%	£32,671,354	£29,858,942	£29,789,196	£29,759,900	£29,080,315	£28,401,731
60% LAR : 40% CIR	15%	£30,515,827	£27,934,172	£27,765,151	£27,734,961	£27,058,873	£26,382,786
60% LAR : 40% CIR	20%	£28,354,692	£25,903,985	£25,735,536	£25,705,443	£25,031,648	£24,357,853
60% LAR : 40% CIR	25%	£26,188,002	£23,868,332	£23,700,406	£23,670,399	£22,998,695	£22,326,991
60% LAR : 40% CIR	30%	£24,015,815	£21,827,269	£21,659,816	£21,629,887	£20,960,072	£20,290,258
60% LAR : 40% CIR	35%	£21,838,186	£19,790,851	£19,613,820	£19,583,958	£18,915,836	£18,239,054
60% LAR : 40% CIR	40%	£19,655,168	£17,729,131	£17,562,474	£17,532,671	£16,866,491	£16,179,691
60% LAR : 40% CIR	45%	£17,466,818	£15,665,582	£15,496,713	£15,466,505	£14,791,026	£14,115,548
60% LAR : 40% CIR	50%	£15,273,192	£13,593,145	£13,424,556	£13,394,390	£12,720,037	£12,045,684
60% LAR : 40% CIR	50%	£13,087,194	£11,515,491	£11,347,135	£11,317,000	£10,643,580	£9,970,159

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£21,035,477	£18,192,197	£18,021,876	£17,991,463	£17,310,174	£16,628,886
60% LAR : 40% CIR	5%	£18,885,613	£16,173,101	£16,003,455	£15,973,159	£15,294,574	£14,615,990
60% LAR : 40% CIR	10%	£16,730,086	£14,148,431	£13,973,409	£13,943,219	£13,273,132	£12,597,045
60% LAR : 40% CIR	15%	£14,568,951	£12,118,244	£11,949,795	£11,919,702	£11,245,907	£10,572,112
60% LAR : 40% CIR	20%	£12,402,261	£10,082,591	£9,914,665	£9,884,658	£9,212,954	£8,541,249
60% LAR : 40% CIR	25%	£10,230,074	£8,041,528	£7,874,074	£7,844,146	£7,174,331	£6,504,517
60% LAR : 40% CIR	30%	£8,052,444	£5,995,110	£5,826,079	£5,796,217	£5,130,065	£4,462,313
60% LAR : 40% CIR	35%	£5,889,427	£3,943,389	£3,775,033	£3,746,930	£3,070,749	£2,393,950
60% LAR : 40% CIR	40%	£3,681,077	£1,879,841	£1,710,971	£1,680,764	£1,005,285	£329,807
60% LAR : 40% CIR	45%	£1,487,450	£-192,596	£-361,185	£-391,951	£-1,065,704	£-1,740,057
60% LAR : 40% CIR	50%	£-718,548	£-2,276,251	£-2,438,906	£-2,468,741	£-3,142,161	£-3,815,592

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£26,747,900	£23,904,621	£23,734,299	£23,703,886	£23,022,598	£22,341,310
60% LAR : 40% CIR	5%	£24,598,037	£21,885,325	£21,715,876	£21,685,582	£21,006,997	£20,328,413
60% LAR : 40% CIR	10%	£22,442,509	£19,860,855	£19,691,333	£19,661,643	£18,985,555	£18,309,469
60% LAR : 40% CIR	15%	£20,281,374	£17,830,667	£17,662,218	£17,632,125	£16,958,330	£16,284,536
60% LAR : 40% CIR	20%	£18,114,685	£15,795,015	£15,627,089	£15,597,082	£14,925,378	£14,253,673
60% LAR : 40% CIR	25%	£15,942,498	£13,753,951	£13,586,498	£13,556,569	£12,886,754	£12,216,940
60% LAR : 40% CIR	30%	£13,764,868	£11,707,533	£11,540,503	£11,510,641	£10,842,519	£10,164,737
60% LAR : 40% CIR	35%	£11,581,851	£9,655,813	£9,489,156	£9,459,353	£8,783,173	£8,108,374
60% LAR : 40% CIR	40%	£9,393,501	£7,592,264	£7,423,395	£7,393,188	£6,717,709	£6,042,230
60% LAR : 40% CIR	45%	£7,199,874	£5,519,827	£5,351,239	£5,321,072	£4,646,720	£3,972,366
60% LAR : 40% CIR	50%	£4,993,976	£3,442,173	£3,273,617	£3,243,683	£2,570,263	£1,896,841

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£29,114,865	£26,271,586	£26,101,264	£26,070,851	£25,389,563	£24,708,275
60% LAR : 40% CIR	5%	£26,965,002	£24,252,490	£24,082,843	£24,052,547	£23,373,962	£22,695,378
60% LAR : 40% CIR	10%	£24,809,474	£22,227,820	£22,058,798	£22,028,608	£21,352,520	£20,676,433
60% LAR : 40% CIR	15%	£22,648,339	£20,197,632	£20,029,183	£19,999,090	£19,325,295	£18,651,501
60% LAR : 40% CIR	20%	£20,481,649	£18,161,978	£17,994,053	£17,964,046	£17,292,342	£16,620,638
60% LAR : 40% CIR	25%	£18,309,462	£16,120,916	£15,953,463	£15,923,534	£15,253,719	£14,583,905
60% LAR : 40% CIR	30%	£16,131,833	£14,074,498	£13,907,467	£13,877,605	£13,209,483	£12,531,701
60% LAR : 40% CIR	35%	£13,948,815	£12,022,778	£11,856,121	£11,826,318	£11,150,138	£10,473,338
60% LAR : 40% CIR	40%	£11,760,466	£9,959,229	£9,790,390	£9,760,152	£9,084,673	£8,409,195
60% LAR : 40% CIR	45%	£9,566,939	£7,886,192	£7,716,203	£7,686,037	£7,013,885	£6,339,331
60% LAR : 40% CIR	50%	£7,360,841	£5,809,138	£5,640,782	£5,610,647	£4,937,227	£4,263,806

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£31,912,841	£29,069,562	£28,899,240	£28,868,828	£28,187,539	£27,506,251
60% LAR : 40% CIR	5%	£29,762,978	£27,050,466	£26,880,819	£26,850,523	£26,171,938	£25,493,354
60% LAR : 40% CIR	10%	£27,607,451	£25,025,796	£24,856,774	£24,826,584	£24,150,497	£23,474,410
60% LAR : 40% CIR	15%	£25,446,315	£22,995,609	£22,827,160	£22,797,066	£22,123,272	£21,449,477
60% LAR : 40% CIR	20%	£23,279,626	£20,959,856	£20,792,030	£20,762,023	£20,090,319	£19,418,614
60% LAR : 40% CIR	25%	£21,107,439	£18,918,892	£18,751,439	£18,721,510	£18,051,695	£17,381,881
60% LAR : 40% CIR	30%	£18,929,809	£16,872,474	£16,705,444	£16,675,582	£16,007,460	£15,329,678
60% LAR : 40% CIR	35%	£16,746,792	£14,820,754	£14,654,098	£14,624,295	£13,948,114	£13,271,315
60% LAR : 40% CIR	40%	£14,568,442	£12,757,206	£12,590,336	£12,560,129	£11,882,650	£11,207,172
60% LAR : 40% CIR	45%	£12,364,815	£10,684,769	£10,516,180	£10,486,013	£9,811,661	£9,137,307
60% LAR : 40% CIR	50%	£10,158,817	£8,607,114	£8,438,759	£8,408,624	£7,735,204	£7,061,763

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats		Value Area	Zone A - Medium Central Zone
No Units	60	Sales value Inflation	Growth
Site Area	0.14 Ha	Build cost Inflation	Growth
Residual land values:		Tenure	LAR : CIR

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£44,706,155	£41,704,814	£47,534,491	£41,504,078	£40,822,790	£40,141,503
60% LAR : 40% CIR	10%	£42,062,044	£39,199,373	£39,029,726	£38,999,431	£38,320,846	£37,642,262
60% LAR : 40% CIR	15%	£39,412,271	£36,688,360	£36,519,338	£36,489,149	£35,813,061	£35,136,973
60% LAR : 40% CIR	20%	£36,756,888	£34,171,828	£34,003,380	£33,973,286	£33,299,491	£32,625,696
60% LAR : 40% CIR	25%	£34,095,952	£31,649,832	£31,481,906	£31,451,899	£30,780,195	£30,106,400
60% LAR : 40% CIR	30%	£31,429,518	£29,122,426	£28,954,971	£28,925,042	£28,255,228	£27,585,414
60% LAR : 40% CIR	35%	£28,767,841	£26,598,663	£26,422,632	£26,392,771	£25,724,848	£25,055,025
60% LAR : 40% CIR	40%	£26,108,377	£24,051,999	£23,884,943	£23,855,140	£23,188,512	£22,521,885
60% LAR : 40% CIR	45%	£23,397,781	£21,508,289	£21,341,958	£21,312,203	£20,646,877	£19,981,551
60% LAR : 40% CIR	50%	£20,709,907	£18,959,785	£18,793,731	£18,764,018	£18,099,800	£17,434,984
60% LAR : 40% CIR	55%	£18,016,811	£16,406,143	£16,240,318	£16,210,637	£15,542,943	£14,869,522

Residual Land values compared to benchmark land values
Higher Value Secondary Offices £97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£30,920,414	£27,919,072	£27,748,750	£27,718,337	£27,037,049	£26,356,761
60% LAR : 40% CIR	5%	£28,276,303	£25,413,632	£25,243,986	£25,213,689	£24,535,105	£23,856,521
60% LAR : 40% CIR	10%	£25,626,529	£22,902,819	£22,733,597	£22,703,407	£22,027,326	£21,351,242
60% LAR : 40% CIR	15%	£22,971,146	£20,386,087	£20,217,539	£20,187,544	£19,513,510	£18,839,955
60% LAR : 40% CIR	20%	£20,310,211	£17,864,091	£17,696,165	£17,666,158	£16,994,454	£16,322,749
60% LAR : 40% CIR	25%	£17,643,776	£15,336,684	£15,168,230	£15,139,301	£14,469,487	£13,799,672
60% LAR : 40% CIR	30%	£14,971,900	£12,803,922	£12,636,891	£12,607,030	£11,938,907	£11,270,784
60% LAR : 40% CIR	35%	£12,294,636	£10,265,856	£10,099,202	£10,069,359	£9,402,771	£8,735,143
60% LAR : 40% CIR	40%	£9,612,039	£7,722,548	£7,556,216	£7,526,462	£6,861,136	£6,195,810
60% LAR : 40% CIR	45%	£6,924,166	£5,174,044	£5,007,990	£4,978,277	£4,314,059	£3,649,243
60% LAR : 40% CIR	50%	£4,231,070	£2,620,402	£2,454,577	£2,424,896	£1,757,202	£1,083,781

Residual Land values compared to benchmark land values
Medium Value Secondary Offices £57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£36,632,837	£33,631,496	£33,461,173	£33,430,760	£32,749,473	£32,068,185
60% LAR : 40% CIR	5%	£33,988,726	£31,126,056	£30,956,410	£30,926,113	£30,247,528	£29,566,944
60% LAR : 40% CIR	10%	£31,338,953	£28,615,043	£28,446,021	£28,415,831	£27,739,743	£27,063,656
60% LAR : 40% CIR	15%	£28,683,570	£26,098,510	£25,930,062	£25,899,968	£25,226,173	£24,552,379
60% LAR : 40% CIR	20%	£26,022,635	£23,576,514	£23,408,588	£23,378,581	£22,706,877	£22,036,173
60% LAR : 40% CIR	25%	£23,366,200	£21,049,108	£20,881,654	£20,851,725	£20,181,911	£19,512,096
60% LAR : 40% CIR	30%	£20,704,836	£18,516,346	£18,349,314	£18,319,453	£17,651,330	£16,983,208
60% LAR : 40% CIR	35%	£18,047,059	£15,978,282	£15,811,625	£15,781,822	£15,115,194	£14,448,567
60% LAR : 40% CIR	40%	£15,384,463	£13,434,971	£13,268,640	£13,238,886	£12,573,559	£11,908,233
60% LAR : 40% CIR	45%	£12,724,166	£10,886,468	£10,720,413	£10,690,700	£10,026,482	£9,361,666
60% LAR : 40% CIR	50%	£9,943,494	£8,332,826	£8,167,001	£8,137,319	£7,469,626	£6,795,205

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space £40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£38,999,802	£35,998,461	£35,828,138	£35,797,725	£35,116,437	£34,435,150
60% LAR : 40% CIR	5%	£36,355,911	£33,493,020	£33,323,375	£33,293,078	£32,614,493	£31,935,909
60% LAR : 40% CIR	10%	£33,705,918	£30,982,007	£30,812,986	£30,782,796	£30,106,708	£29,430,620
60% LAR : 40% CIR	15%	£31,050,535	£28,465,475	£28,297,027	£28,266,933	£27,591,138	£26,916,343
60% LAR : 40% CIR	20%	£28,399,599	£25,943,478	£25,775,553	£25,745,546	£25,073,842	£24,402,137
60% LAR : 40% CIR	25%	£25,742,165	£23,416,073	£23,248,618	£23,218,689	£22,546,876	£21,875,061
60% LAR : 40% CIR	30%	£23,081,288	£20,883,311	£20,716,279	£20,686,418	£20,018,295	£19,350,172
60% LAR : 40% CIR	35%	£20,374,024	£18,345,246	£18,178,590	£18,148,787	£17,482,159	£16,815,532
60% LAR : 40% CIR	40%	£17,691,428	£15,801,936	£15,635,605	£15,605,851	£14,940,524	£14,275,198
60% LAR : 40% CIR	45%	£15,003,554	£13,253,432	£13,087,376	£13,057,665	£12,393,447	£11,728,631
60% LAR : 40% CIR	50%	£12,310,458	£10,699,790	£10,533,965	£10,504,284	£9,836,591	£9,163,169

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution £20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£41,797,779	£38,796,437	£38,626,114	£38,595,702	£37,914,414	£37,233,126
60% LAR : 40% CIR	5%	£39,153,667	£36,290,997	£36,121,351	£36,091,054	£35,412,469	£34,733,885
60% LAR : 40% CIR	10%	£36,503,894	£33,779,984	£33,610,962	£33,580,772	£32,904,684	£32,226,597
60% LAR : 40% CIR	15%	£33,848,511	£31,263,451	£31,095,503	£31,064,909	£30,391,114	£29,717,320
60% LAR : 40% CIR	20%	£31,197,576	£28,741,456	£28,573,529	£28,543,522	£27,871,819	£27,200,114
60% LAR : 40% CIR	25%	£28,521,141	£26,214,049	£26,046,595	£26,016,666	£25,346,552	£24,677,037
60% LAR : 40% CIR	30%	£25,849,265	£23,681,287	£23,514,256	£23,484,395	£22,814,272	£22,148,149
60% LAR : 40% CIR	35%	£23,172,001	£21,143,223	£20,976,566	£20,946,763	£20,280,136	£19,613,508
60% LAR : 40% CIR	40%	£20,496,404	£18,599,812	£18,433,581	£18,403,827	£17,738,500	£17,073,174
60% LAR : 40% CIR	45%	£17,801,530	£16,051,409	£15,885,355	£15,855,642	£15,191,423	£14,528,607
60% LAR : 40% CIR	50%	£15,108,435	£13,497,767	£13,331,942	£13,302,260	£12,634,567	£11,961,146

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone A - Higher Central Zone
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No Units	60
Site Area	0.14 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£50,354,690	£47,263,028	£47,092,706	£47,062,292	£46,381,004	£45,699,717
60% LAR : 40% CIR	5%	£47,428,153	£44,479,677	£44,310,030	£44,270,734	£43,601,149	£42,922,565
60% LAR : 40% CIR	10%	£44,495,952	£41,690,753	£41,521,731	£41,491,541	£40,815,453	£40,139,366
60% LAR : 40% CIR	15%	£41,558,143	£38,896,311	£38,727,862	£38,697,768	£38,023,974	£37,350,179
60% LAR : 40% CIR	20%	£38,614,780	£36,096,403	£35,928,477	£35,898,470	£35,226,766	£34,555,062
60% LAR : 40% CIR	25%	£35,665,920	£33,291,086	£33,123,632	£33,093,703	£32,423,889	£31,754,074
60% LAR : 40% CIR	30%	£32,711,816	£30,480,413	£30,313,392	£30,283,521	£29,615,398	£28,947,276
60% LAR : 40% CIR	35%	£29,751,925	£27,664,439	£27,497,782	£27,467,980	£26,801,352	£26,134,724
60% LAR : 40% CIR	40%	£26,786,902	£24,843,217	£24,676,886	£24,647,132	£23,981,806	£23,316,479
60% LAR : 40% CIR	45%	£23,816,601	£22,016,803	£21,850,748	£21,821,035	£21,156,818	£20,492,600
60% LAR : 40% CIR	50%	£20,841,078	£19,185,251	£19,019,426	£18,989,743	£18,326,443	£17,663,144

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£36,568,949	£33,477,287	£33,306,965	£33,276,551	£32,595,263	£31,913,976
60% LAR : 40% CIR	5%	£33,642,412	£30,693,936	£30,524,289	£30,493,993	£29,815,408	£29,136,824
60% LAR : 40% CIR	10%	£30,710,210	£27,905,011	£27,735,989	£27,705,800	£27,029,112	£26,353,626
60% LAR : 40% CIR	15%	£27,772,402	£25,110,569	£24,942,120	£24,912,027	£24,238,233	£23,564,438
60% LAR : 40% CIR	20%	£24,829,039	£22,310,662	£22,142,736	£22,112,729	£21,441,025	£20,769,320
60% LAR : 40% CIR	25%	£21,880,179	£19,505,345	£19,337,891	£19,307,962	£18,638,148	£17,968,333
60% LAR : 40% CIR	30%	£18,925,875	£16,694,672	£16,527,941	£16,497,780	£15,829,657	£15,161,534
60% LAR : 40% CIR	35%	£15,966,184	£13,878,606	£13,712,041	£13,682,238	£13,015,611	£12,348,983
60% LAR : 40% CIR	40%	£13,001,160	£11,057,476	£10,891,145	£10,861,391	£10,196,065	£9,530,738
60% LAR : 40% CIR	45%	£10,030,860	£8,231,062	£8,065,007	£8,035,294	£7,371,077	£6,706,858
60% LAR : 40% CIR	50%	£7,055,337	£5,399,510	£5,233,685	£5,204,002	£4,540,702	£3,877,403

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£42,281,372	£39,189,710	£39,019,388	£38,988,975	£38,307,687	£37,626,399
60% LAR : 40% CIR	5%	£39,354,835	£36,406,359	£36,236,713	£36,206,417	£35,527,832	£34,849,346
60% LAR : 40% CIR	10%	£36,422,634	£33,617,435	£33,448,413	£33,418,223	£32,742,135	£32,066,049
60% LAR : 40% CIR	15%	£33,484,825	£30,822,993	£30,654,544	£30,624,451	£29,950,656	£29,276,861
60% LAR : 40% CIR	20%	£30,541,463	£28,023,086	£27,855,160	£27,825,153	£27,153,449	£26,481,744
60% LAR : 40% CIR	25%	£27,592,602	£25,217,769	£25,050,315	£25,020,386	£24,350,572	£23,680,757
60% LAR : 40% CIR	30%	£24,638,259	£22,407,085	£22,240,085	£22,210,204	£21,542,081	£20,873,568
60% LAR : 40% CIR	35%	£21,678,607	£19,591,121	£19,424,464	£19,394,662	£18,728,034	£18,061,407
60% LAR : 40% CIR	40%	£18,713,584	£16,769,900	£16,603,568	£16,573,814	£15,908,489	£15,243,162
60% LAR : 40% CIR	45%	£15,743,283	£13,943,486	£13,777,430	£13,747,718	£13,083,500	£12,419,282
60% LAR : 40% CIR	50%	£12,767,761	£11,111,933	£10,946,108	£10,916,426	£10,253,126	£9,589,827

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£44,649,337	£41,556,675	£41,386,353	£41,355,939	£40,674,652	£39,993,364
60% LAR : 40% CIR	5%	£41,721,800	£38,773,324	£38,603,677	£38,573,381	£37,894,796	£37,216,212
60% LAR : 40% CIR	10%	£38,789,599	£35,984,400	£35,815,378	£35,785,188	£35,109,100	£34,433,013
60% LAR : 40% CIR	15%	£35,851,790	£33,189,958	£33,021,509	£32,991,415	£32,317,621	£31,643,826
60% LAR : 40% CIR	20%	£32,908,427	£30,390,050	£30,222,124	£30,192,117	£29,520,413	£28,848,769
60% LAR : 40% CIR	25%	£29,959,567	£27,594,733	£27,427,270	£27,397,350	£26,727,536	£26,057,721
60% LAR : 40% CIR	30%	£27,005,263	£24,774,060	£24,607,029	£24,577,168	£23,909,046	£23,240,923
60% LAR : 40% CIR	35%	£24,045,572	£21,958,086	£21,791,429	£21,761,627	£21,094,999	£20,428,372
60% LAR : 40% CIR	40%	£21,080,549	£19,136,865	£18,970,533	£18,940,779	£18,275,453	£17,610,126
60% LAR : 40% CIR	45%	£18,110,248	£16,310,450	£16,144,395	£16,114,682	£15,450,465	£14,786,247
60% LAR : 40% CIR	50%	£15,134,725	£13,478,888	£13,313,073	£13,283,390	£12,620,090	£11,956,791

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£47,446,314	£44,354,651	£44,184,329	£44,153,916	£43,472,628	£42,791,340
60% LAR : 40% CIR	5%	£44,519,776	£41,571,301	£41,401,654	£41,371,358	£40,692,773	£40,014,189
60% LAR : 40% CIR	10%	£41,587,575	£38,782,376	£38,613,354	£38,583,164	£37,907,077	£37,230,990
60% LAR : 40% CIR	15%	£38,645,766	£35,987,934	£35,819,485	£35,789,392	£35,115,597	£34,441,803
60% LAR : 40% CIR	20%	£35,706,404	£33,188,027	£33,020,101	£32,990,094	£32,318,390	£31,646,695
60% LAR : 40% CIR	25%	£32,757,543	£30,382,710	£30,215,256	£30,185,327	£29,515,513	£28,845,698
60% LAR : 40% CIR	30%	£29,803,240	£27,572,036	£27,405,006	£27,375,145	£26,707,022	£26,038,899
60% LAR : 40% CIR	35%	£26,843,549	£24,756,063	£24,589,405	£24,559,603	£23,892,976	£23,226,348
60% LAR : 40% CIR	40%	£23,878,525	£21,934,841	£21,768,510	£21,738,755	£21,073,430	£20,408,103
60% LAR : 40% CIR	45%	£20,908,224	£19,108,427	£18,942,372	£18,912,659	£18,248,441	£17,584,223
60% LAR : 40% CIR	50%	£17,932,702	£16,276,874	£16,111,049	£16,081,367	£15,418,067	£14,754,768

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area
Zone A - Zone 1 and Eastern Central Zone

No Units: 75
Site Area: 0.2 Ha

Sales value inflation: Growth
Build cost inflation: Growth
Tenure: LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£32,889,012	£29,507,798	£28,238,666	£28,200,896	£27,354,808	£26,508,720
60% LAR : 40% CIR	5%	£30,734,924	£27,808,523	£26,244,428	£26,206,802	£25,364,071	£24,521,341
60% LAR : 40% CIR	10%	£28,573,800	£25,502,328	£24,242,885	£24,205,300	£23,365,762	£22,526,132
60% LAR : 40% CIR	15%	£26,405,713	£23,489,279	£22,234,107	£22,196,733	£21,359,951	£20,523,169
60% LAR : 40% CIR	20%	£24,230,729	£21,469,444	£20,218,165	£20,180,899	£19,346,713	£18,512,528
60% LAR : 40% CIR	25%	£22,048,916	£19,442,890	£18,195,132	£18,157,962	£17,326,123	£16,494,294
60% LAR : 40% CIR	30%	£19,860,344	£17,409,885	£16,185,078	£16,127,893	£15,298,254	£14,459,228
60% LAR : 40% CIR	35%	£17,665,081	£15,369,895	£14,128,073	£14,091,061	£13,252,666	£12,412,153
60% LAR : 40% CIR	40%	£15,463,197	£13,323,590	£12,072,855	£12,035,339	£11,196,466	£10,357,594
60% LAR : 40% CIR	45%	£13,254,759	£11,264,254	£10,008,424	£9,970,577	£9,133,102	£8,295,628
60% LAR : 40% CIR	50%	£11,039,835	£9,190,866	£7,936,390	£7,898,965	£7,062,648	£6,226,330

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£13,616,183	£10,234,969	£8,965,837	£8,928,067	£8,081,979	£7,235,891
60% LAR : 40% CIR	5%	£11,462,095	£8,235,694	£6,971,599	£6,933,973	£6,091,242	£5,248,512
60% LAR : 40% CIR	10%	£9,309,972	£6,229,498	£4,970,056	£4,932,561	£4,092,833	£3,253,303
60% LAR : 40% CIR	15%	£7,152,884	£4,216,450	£2,961,276	£2,923,904	£2,087,122	£1,250,340
60% LAR : 40% CIR	20%	£4,957,900	£2,196,615	£945,336	£908,070	£73,884	£-760,391
60% LAR : 40% CIR	25%	£2,776,087	£170,061	£-1,077,897	£-1,114,887	£-1,948,706	£-2,778,545
60% LAR : 40% CIR	30%	£587,515	£-888,144	£-3,907,351	£-3,944,356	£-5,074,575	£-5,903,601
60% LAR : 40% CIR	35%	£-1,607,748	£-3,902,934	£-5,144,756	£-5,181,768	£-6,020,163	£-6,850,676
60% LAR : 40% CIR	40%	£-3,809,632	£-5,949,239	£-7,199,974	£-7,237,490	£-8,076,363	£-8,915,234
60% LAR : 40% CIR	45%	£-6,018,070	£-8,008,578	£-9,264,787	£-9,302,252	£-10,139,727	£-10,977,201
60% LAR : 40% CIR	50%	£-8,232,894	£-10,081,963	£-11,336,439	£-11,373,864	£-12,210,181	£-13,046,499

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£21,602,301	£18,221,087	£16,951,955	£16,914,185	£16,068,098	£15,222,009
60% LAR : 40% CIR	5%	£19,448,213	£16,221,813	£14,957,717	£14,920,092	£14,077,361	£13,234,631
60% LAR : 40% CIR	10%	£17,287,900	£14,215,618	£12,956,174	£12,918,680	£12,079,051	£11,239,422
60% LAR : 40% CIR	15%	£15,119,002	£12,202,569	£10,947,396	£10,910,022	£10,073,241	£9,236,458
60% LAR : 40% CIR	20%	£12,944,018	£10,182,734	£8,931,455	£8,894,189	£8,060,003	£7,225,818
60% LAR : 40% CIR	25%	£10,762,206	£8,156,178	£6,907,251	£6,871,251	£6,043,413	£5,207,674
60% LAR : 40% CIR	30%	£8,573,634	£6,122,974	£4,878,367	£4,841,282	£4,011,543	£3,172,517
60% LAR : 40% CIR	35%	£6,378,371	£4,083,184	£2,841,363	£2,804,351	£1,965,956	£1,125,443
60% LAR : 40% CIR	40%	£4,176,486	£2,036,879	£788,144	£748,629	£-90,244	£-929,116
60% LAR : 40% CIR	45%	£1,968,048	£-22,456	£-1,278,889	£-1,316,133	£-2,153,609	£-2,991,083
60% LAR : 40% CIR	50%	£-246,876	£-2,085,845	£-3,960,321	£-3,997,745	£-4,224,982	£-5,060,398

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£24,911,380	£21,830,166	£20,261,034	£20,223,384	£19,377,177	£18,531,088
60% LAR : 40% CIR	5%	£22,757,292	£19,830,892	£18,266,796	£18,229,171	£17,386,440	£16,543,710
60% LAR : 40% CIR	10%	£20,596,169	£17,824,697	£16,265,253	£16,227,759	£15,388,130	£14,548,501
60% LAR : 40% CIR	15%	£18,428,081	£15,811,648	£14,256,475	£14,219,101	£13,382,320	£12,545,537
60% LAR : 40% CIR	20%	£16,253,087	£13,791,812	£12,240,534	£12,203,268	£11,369,082	£10,534,897
60% LAR : 40% CIR	25%	£14,071,285	£11,768,258	£10,217,500	£10,180,330	£9,348,492	£8,516,663
60% LAR : 40% CIR	30%	£11,882,713	£9,742,053	£8,187,446	£8,150,361	£7,320,622	£6,481,596
60% LAR : 40% CIR	35%	£9,687,450	£7,732,263	£6,140,442	£6,113,430	£5,275,035	£4,434,522
60% LAR : 40% CIR	40%	£7,485,565	£5,745,958	£4,095,223	£4,057,708	£3,218,835	£2,379,963
60% LAR : 40% CIR	45%	£5,277,127	£3,786,823	£2,030,410	£1,992,946	£1,155,470	£317,996
60% LAR : 40% CIR	50%	£3,062,203	£1,713,234	£-11,242	£-878,666	£-914,983	£-1,781,301

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,801,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£28,823,025	£26,441,811	£24,172,879	£24,134,908	£23,288,821	£22,442,733
60% LAR : 40% CIR	5%	£26,668,937	£23,442,536	£22,178,441	£22,140,815	£21,298,085	£20,455,355
60% LAR : 40% CIR	10%	£24,507,814	£21,436,341	£20,176,898	£20,139,403	£19,299,775	£18,460,145
60% LAR : 40% CIR	15%	£22,339,726	£19,423,293	£18,168,120	£18,130,746	£17,293,964	£16,457,162
60% LAR : 40% CIR	20%	£20,164,742	£17,403,457	£16,152,179	£16,114,912	£15,280,726	£14,446,541
60% LAR : 40% CIR	25%	£17,982,929	£15,376,903	£14,129,145	£14,091,975	£13,260,136	£12,428,298
60% LAR : 40% CIR	30%	£15,794,357	£13,343,698	£12,099,091	£12,062,006	£11,232,267	£10,393,241
60% LAR : 40% CIR	35%	£13,599,094	£11,303,908	£10,062,087	£10,025,075	£9,186,679	£8,346,166
60% LAR : 40% CIR	40%	£11,397,210	£9,257,803	£8,008,868	£7,969,353	£7,130,489	£6,291,608
60% LAR : 40% CIR	45%	£9,188,772	£7,198,267	£5,942,055	£5,904,590	£5,067,115	£4,229,641
60% LAR : 40% CIR	50%	£6,973,848	£5,124,879	£3,870,403	£3,832,978	£2,996,661	£2,160,343

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone A - Kings Cross Lower
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No Units	75
Site Area	0.2 Ha

Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£32,989,012	£29,507,798	£28,238,666	£28,200,896	£27,354,808	£26,508,720
60% LAR : 40% CIR	10%	£30,734,924	£27,508,523	£26,244,428	£26,206,802	£25,364,071	£24,521,341
60% LAR : 40% CIR	15%	£28,573,800	£25,502,328	£24,242,885	£24,205,350	£23,365,762	£22,528,132
60% LAR : 40% CIR	20%	£26,405,713	£23,489,279	£22,234,107	£22,196,733	£21,359,951	£20,523,169
60% LAR : 40% CIR	25%	£24,230,729	£21,469,444	£20,218,165	£20,180,899	£19,346,713	£18,512,528
60% LAR : 40% CIR	30%	£22,048,916	£19,442,890	£18,195,132	£18,157,962	£17,326,123	£16,494,284
60% LAR : 40% CIR	35%	£19,860,344	£17,409,885	£16,165,078	£16,127,993	£15,298,254	£14,459,228
60% LAR : 40% CIR	40%	£17,665,081	£15,369,895	£14,128,073	£14,091,061	£13,252,666	£12,412,153
60% LAR : 40% CIR	45%	£15,463,197	£13,323,590	£12,072,855	£12,035,339	£11,196,466	£10,357,594
60% LAR : 40% CIR	50%	£13,254,759	£11,264,254	£10,008,042	£9,970,577	£9,133,102	£8,295,628
60% LAR : 40% CIR	50%	£11,039,835	£9,190,866	£7,936,390	£7,898,965	£7,062,648	£6,226,330

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£13,616,183	£10,234,969	£8,965,837	£8,928,067	£8,081,979	£7,235,891
60% LAR : 40% CIR	5%	£11,462,095	£8,235,694	£6,971,599	£6,933,973	£6,091,242	£5,245,512
60% LAR : 40% CIR	10%	£9,308,972	£6,229,499	£4,970,056	£4,932,561	£4,092,833	£3,233,653
60% LAR : 40% CIR	15%	£7,132,884	£4,216,450	£2,961,278	£2,923,904	£2,087,122	£1,250,340
60% LAR : 40% CIR	20%	£4,957,900	£2,196,615	£945,336	£908,070	£73,884	£-760,301
60% LAR : 40% CIR	25%	£2,776,087	£170,051	£-1,077,697	£-1,114,867	£-1,848,705	£-2,776,545
60% LAR : 40% CIR	30%	£587,515	£-860,144	£-2,144,836	£-2,144,836	£-3,974,676	£-4,807,601
60% LAR : 40% CIR	35%	£-1,807,748	£-3,302,934	£-5,144,756	£-5,144,756	£-6,920,163	£-7,850,676
60% LAR : 40% CIR	40%	£-3,809,632	£-5,949,239	£-7,199,974	£-7,237,490	£-8,076,363	£-8,915,234
60% LAR : 40% CIR	45%	£-5,018,070	£-8,008,575	£-9,264,787	£-9,302,252	£-10,139,727	£-10,977,201
60% LAR : 40% CIR	50%	£-6,232,894	£-10,681,963	£-11,356,439	£-11,373,864	£-12,216,181	£-13,048,499

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£21,602,301	£18,221,087	£16,951,955	£16,914,185	£16,068,098	£15,222,009
60% LAR : 40% CIR	5%	£19,448,213	£16,221,813	£14,957,717	£14,920,052	£14,077,361	£13,233,631
60% LAR : 40% CIR	10%	£17,287,090	£14,215,618	£12,956,174	£12,918,680	£12,075,051	£11,239,422
60% LAR : 40% CIR	15%	£15,119,002	£12,202,569	£10,947,396	£10,910,022	£10,073,241	£9,236,458
60% LAR : 40% CIR	20%	£12,944,018	£10,182,734	£8,931,455	£8,894,189	£8,060,003	£7,225,818
60% LAR : 40% CIR	25%	£10,762,206	£8,156,179	£6,908,421	£6,871,251	£6,039,413	£5,207,604
60% LAR : 40% CIR	30%	£8,573,634	£6,122,974	£4,878,367	£4,841,282	£4,011,543	£3,172,517
60% LAR : 40% CIR	35%	£6,378,371	£4,083,184	£2,841,363	£2,804,351	£1,965,956	£1,125,443
60% LAR : 40% CIR	40%	£4,176,488	£2,036,879	£786,144	£748,629	£-240,244	£-929,116
60% LAR : 40% CIR	45%	£1,968,048	£-22,456	£-1,276,689	£-1,315,133	£-2,153,609	£-2,991,083
60% LAR : 40% CIR	50%	£-246,876	£-2,695,845	£-5,550,321	£-5,387,745	£-6,224,062	£-7,060,386

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£24,911,380	£21,330,168	£20,261,034	£20,223,284	£19,377,177	£18,531,088
60% LAR : 40% CIR	5%	£22,757,292	£19,530,892	£18,266,796	£18,229,171	£17,386,440	£16,543,710
60% LAR : 40% CIR	10%	£20,596,169	£17,524,697	£16,265,253	£16,227,759	£15,388,130	£14,548,501
60% LAR : 40% CIR	15%	£18,428,081	£15,511,648	£14,256,475	£14,219,101	£13,382,320	£12,545,537
60% LAR : 40% CIR	20%	£16,253,097	£13,491,612	£12,240,534	£12,203,268	£11,369,082	£10,534,897
60% LAR : 40% CIR	25%	£14,071,285	£11,465,258	£10,217,500	£10,180,330	£9,349,492	£8,516,653
60% LAR : 40% CIR	30%	£11,882,713	£9,432,053	£8,187,446	£8,150,361	£7,320,622	£6,481,596
60% LAR : 40% CIR	35%	£9,687,450	£7,392,263	£6,150,442	£6,113,430	£5,275,035	£4,434,522
60% LAR : 40% CIR	40%	£7,485,585	£5,345,958	£4,095,223	£4,057,708	£3,218,835	£2,379,963
60% LAR : 40% CIR	45%	£5,277,127	£3,296,623	£2,030,410	£1,992,946	£1,155,470	£37,998
60% LAR : 40% CIR	50%	£3,062,203	£1,213,234	£-241,242	£-276,686	£-914,863	£-1,751,301

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£28,823,025	£25,441,811	£24,172,679	£24,134,909	£23,288,821	£22,442,733
60% LAR : 40% CIR	5%	£26,668,937	£23,442,536	£22,178,441	£22,140,815	£21,296,085	£20,455,355
60% LAR : 40% CIR	10%	£24,507,814	£21,436,341	£20,176,898	£20,139,403	£19,299,775	£18,460,145
60% LAR : 40% CIR	15%	£22,339,726	£19,423,293	£18,168,120	£18,130,746	£17,293,964	£16,457,182
60% LAR : 40% CIR	20%	£20,164,742	£17,403,457	£16,152,179	£16,114,912	£15,280,726	£14,446,541
60% LAR : 40% CIR	25%	£17,982,929	£15,376,903	£14,129,145	£14,091,975	£13,260,136	£12,428,298
60% LAR : 40% CIR	30%	£15,794,357	£13,343,698	£12,099,091	£12,062,006	£11,232,267	£10,393,241
60% LAR : 40% CIR	35%	£13,599,094	£11,303,908	£10,062,087	£10,025,075	£9,186,679	£8,346,166
60% LAR : 40% CIR	40%	£11,397,210	£9,257,603	£8,006,868	£7,969,353	£7,130,480	£6,291,688
60% LAR : 40% CIR	45%	£9,185,772	£7,198,267	£5,942,055	£5,904,590	£5,067,115	£4,223,641
60% LAR : 40% CIR	50%	£6,973,848	£5,124,879	£3,870,403	£3,832,978	£2,996,661	£2,160,343

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone A - Kings Cross Higher
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No Units	75
Site Area	0.2 Ha

Sales value Inflation		Growth
Build cost Inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£38,145,063	£34,702,278	£33,433,147	£33,395,376	£32,549,288	£31,703,201
60% LAR : 40% CIR	5%	£35,735,302	£32,443,280	£31,179,185	£31,141,558	£30,298,828	£29,456,088
60% LAR : 40% CIR	10%	£33,318,613	£30,177,360	£28,917,917	£28,880,423	£28,040,794	£27,201,165
60% LAR : 40% CIR	15%	£30,892,770	£27,904,588	£26,649,415	£26,612,041	£25,775,260	£24,938,477
60% LAR : 40% CIR	20%	£28,453,841	£25,625,029	£24,373,750	£24,336,484	£23,502,298	£22,666,112
60% LAR : 40% CIR	25%	£26,008,084	£23,338,750	£22,090,992	£22,053,823	£21,221,984	£20,390,145
60% LAR : 40% CIR	30%	£23,556,367	£21,045,821	£19,801,214	£19,764,129	£18,934,391	£18,104,653
60% LAR : 40% CIR	35%	£21,096,361	£18,746,308	£17,504,486	£17,467,473	£16,639,592	£15,811,712
60% LAR : 40% CIR	40%	£18,630,531	£16,440,278	£15,200,880	£15,163,929	£14,337,663	£13,503,087
60% LAR : 40% CIR	45%	£16,158,148	£14,127,799	£12,890,467	£12,853,565	£12,016,471	£11,178,996
60% LAR : 40% CIR	50%	£13,679,281	£11,808,940	£10,557,635	£10,520,209	£9,683,892	£8,847,575

**Residual Land values compared to benchmark land values
Higher Value Secondary Offices**

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£18,872,235	£15,429,449	£14,160,318	£14,122,548	£13,276,459	£12,430,372
60% LAR : 40% CIR	5%	£16,462,473	£13,170,451	£11,906,356	£11,868,729	£11,026,000	£10,183,270
60% LAR : 40% CIR	10%	£14,045,785	£10,904,532	£9,645,088	£9,607,594	£8,767,865	£7,929,336
60% LAR : 40% CIR	15%	£11,619,941	£8,631,759	£7,376,586	£7,339,212	£6,502,431	£5,665,648
60% LAR : 40% CIR	20%	£9,181,012	£6,352,200	£5,100,921	£5,063,655	£4,229,469	£3,395,283
60% LAR : 40% CIR	25%	£6,735,255	£4,065,922	£2,818,163	£2,780,984	£1,949,155	£1,117,316
60% LAR : 40% CIR	30%	£4,292,738	£1,772,992	£1,528,385	£1,491,300	£858,488	£2,186,256
60% LAR : 40% CIR	35%	£1,823,532	£-506,321	£-1,758,342	£-1,805,356	£-2,633,237	£-3,461,117
60% LAR : 40% CIR	40%	£-642,298	£-2,832,551	£-4,071,949	£-4,108,900	£-4,935,166	£-5,769,742
60% LAR : 40% CIR	45%	£-3,114,681	£-5,145,030	£-6,382,382	£-6,419,264	£-7,256,358	£-8,093,633
60% LAR : 40% CIR	50%	£-5,593,548	£-7,463,889	£-8,715,194	£-8,752,620	£-9,588,937	£-10,425,294

**Residual Land values compared to benchmark land values
Medium Value Secondary Offices**

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£26,858,353	£23,415,567	£22,146,436	£22,108,666	£21,262,578	£20,416,490
60% LAR : 40% CIR	5%	£24,448,592	£21,156,570	£19,892,474	£19,854,948	£19,012,115	£18,169,386
60% LAR : 40% CIR	10%	£22,031,903	£18,890,650	£17,631,207	£17,593,713	£16,754,083	£15,914,455
60% LAR : 40% CIR	15%	£19,606,059	£16,617,877	£15,362,705	£15,325,331	£14,488,549	£13,651,767
60% LAR : 40% CIR	20%	£17,167,131	£14,338,318	£13,087,039	£13,049,773	£12,215,587	£11,381,401
60% LAR : 40% CIR	25%	£14,721,373	£12,052,940	£10,804,282	£10,767,112	£9,935,273	£9,103,435
60% LAR : 40% CIR	30%	£12,268,852	£9,759,110	£8,514,503	£8,477,416	£7,647,680	£6,817,943
60% LAR : 40% CIR	35%	£9,809,650	£7,459,597	£6,217,776	£6,180,763	£5,352,882	£4,525,001
60% LAR : 40% CIR	40%	£7,343,821	£5,153,568	£3,914,170	£3,877,218	£3,050,952	£2,218,377
60% LAR : 40% CIR	45%	£4,871,437	£2,841,089	£1,603,756	£1,566,855	£729,761	£-107,714
60% LAR : 40% CIR	50%	£2,392,570	£522,230	£-729,076	£-766,502	£-1,602,816	£-2,439,135

**Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space**

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£30,167,432	£26,724,648	£25,455,515	£25,417,745	£24,571,656	£23,725,568
60% LAR : 40% CIR	5%	£27,757,671	£24,465,649	£23,201,553	£23,163,927	£22,321,197	£21,478,467
60% LAR : 40% CIR	10%	£25,340,982	£22,199,729	£20,940,286	£20,902,792	£20,063,162	£19,223,534
60% LAR : 40% CIR	15%	£22,915,138	£19,926,956	£18,671,783	£18,634,409	£17,797,628	£16,960,846
60% LAR : 40% CIR	20%	£20,476,210	£17,647,397	£16,396,118	£16,358,852	£15,524,666	£14,690,480
60% LAR : 40% CIR	25%	£18,036,452	£15,361,119	£14,113,361	£14,076,191	£13,244,352	£12,412,514
60% LAR : 40% CIR	30%	£15,577,936	£13,068,189	£11,823,582	£11,786,497	£10,956,759	£10,127,022
60% LAR : 40% CIR	35%	£13,118,729	£10,768,676	£9,526,855	£9,489,842	£8,661,961	£7,834,080
60% LAR : 40% CIR	40%	£10,652,900	£8,462,647	£7,223,248	£7,186,297	£6,360,031	£5,525,456
60% LAR : 40% CIR	45%	£8,180,516	£6,150,188	£4,912,835	£4,875,934	£4,038,840	£3,203,364
60% LAR : 40% CIR	50%	£5,701,649	£3,831,309	£2,580,003	£2,542,577	£1,706,261	£869,944

**Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution**

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£34,079,077	£30,636,281	£29,367,160	£29,329,390	£28,483,301	£27,637,214
60% LAR : 40% CIR	5%	£31,669,315	£28,377,293	£27,113,198	£27,075,572	£26,232,842	£25,390,112
60% LAR : 40% CIR	10%	£29,252,627	£26,111,374	£24,851,930	£24,814,437	£23,974,807	£23,135,179
60% LAR : 40% CIR	15%	£26,826,783	£23,838,601	£22,583,428	£22,546,054	£21,709,273	£20,872,490
60% LAR : 40% CIR	20%	£24,387,856	£21,559,942	£20,307,763	£20,270,467	£19,436,311	£18,602,125
60% LAR : 40% CIR	25%	£21,942,097	£19,272,764	£18,025,006	£17,987,836	£17,155,997	£16,324,158
60% LAR : 40% CIR	30%	£19,489,580	£16,979,834	£15,735,227	£15,698,142	£14,866,404	£14,038,666
60% LAR : 40% CIR	35%	£17,030,374	£14,680,321	£13,438,500	£13,401,487	£12,573,605	£11,745,725
60% LAR : 40% CIR	40%	£14,564,546	£12,374,291	£11,134,893	£11,097,942	£10,271,676	£9,437,100
60% LAR : 40% CIR	45%	£12,092,161	£10,061,812	£8,824,480	£8,787,576	£7,950,484	£7,113,009
60% LAR : 40% CIR	50%	£9,613,294	£7,742,954	£6,491,648	£6,454,222	£5,617,905	£4,781,588

LB Camden
Local Plan Viability Testing 2023

Rasi 12 - 75 Flats

Value Area	Zone A - Lower Central Zone
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No Units	75
Site Area	0.2 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£43,391,878	£39,885,632	£38,627,827	£38,589,856	£37,743,769	£36,897,682
60% LAR : 40% CIR	5%	£40,719,776	£37,374,620	£36,113,941	£36,076,316	£35,233,585	£34,390,855
60% LAR : 40% CIR	10%	£38,040,747	£34,852,384	£33,592,949	£33,555,456	£32,715,826	£31,876,198
60% LAR : 40% CIR	15%	£35,354,856	£32,319,896	£31,064,723	£31,027,349	£30,190,568	£29,353,786
60% LAR : 40% CIR	20%	£32,662,174	£29,780,613	£28,529,335	£28,492,068	£27,657,882	£26,823,696
60% LAR : 40% CIR	25%	£29,962,765	£27,234,610	£25,986,853	£25,949,683	£25,117,845	£24,286,006
60% LAR : 40% CIR	30%	£27,250,791	£24,681,958	£23,437,351	£23,400,265	£22,570,527	£21,740,789
60% LAR : 40% CIR	35%	£24,527,640	£22,122,720	£20,880,898	£20,843,885	£20,016,005	£19,188,124
60% LAR : 40% CIR	40%	£21,797,866	£19,565,966	£18,317,568	£18,280,617	£17,454,352	£16,628,086
60% LAR : 40% CIR	45%	£19,061,538	£16,984,784	£15,747,431	£15,710,530	£14,885,641	£14,060,752
60% LAR : 40% CIR	50%	£16,318,725	£14,406,180	£13,170,558	£13,133,696	£12,305,138	£11,468,819

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£24,119,049	£20,612,803	£19,354,798	£19,317,027	£18,470,940	£17,624,853
60% LAR : 40% CIR	5%	£21,446,947	£18,101,991	£16,841,112	£16,803,487	£15,960,756	£15,118,026
60% LAR : 40% CIR	10%	£18,767,918	£15,579,865	£14,320,120	£14,282,627	£13,442,997	£12,603,369
60% LAR : 40% CIR	15%	£16,082,027	£13,047,067	£11,791,895	£11,754,521	£10,919,739	£10,080,957
60% LAR : 40% CIR	20%	£13,389,345	£10,507,784	£9,256,506	£9,219,240	£8,385,053	£7,550,867
60% LAR : 40% CIR	25%	£10,689,936	£7,961,781	£6,714,024	£6,676,854	£5,845,016	£5,013,177
60% LAR : 40% CIR	30%	£7,977,865	£5,409,129	£4,164,522	£4,127,436	£3,297,698	£2,467,969
60% LAR : 40% CIR	35%	£5,254,811	£2,849,891	£1,608,070	£1,571,056	£743,176	£-89,705
60% LAR : 40% CIR	40%	£2,525,037	£284,137	£-955,261	£-992,212	£-1,816,477	£-2,644,743
60% LAR : 40% CIR	45%	£-211,291	£-228,065	£-3,525,398	£-3,562,299	£-4,387,188	£-5,212,077
60% LAR : 40% CIR	50%	£-2,954,103	£-4,898,649	£-6,102,271	£-6,138,133	£-6,967,693	£-7,804,010

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£32,105,167	£26,588,922	£27,340,916	£27,303,146	£26,457,058	£25,610,971
60% LAR : 40% CIR	5%	£29,433,055	£23,988,110	£24,827,230	£24,789,605	£23,946,874	£23,104,144
60% LAR : 40% CIR	10%	£26,754,036	£23,565,683	£22,306,239	£22,268,745	£21,429,116	£20,589,487
60% LAR : 40% CIR	15%	£24,068,146	£21,033,186	£19,778,013	£19,740,639	£18,903,857	£18,067,075
60% LAR : 40% CIR	20%	£21,375,463	£18,493,903	£17,242,624	£17,205,358	£16,371,172	£15,536,986
60% LAR : 40% CIR	25%	£18,678,054	£15,947,900	£14,662,973	£14,625,436	£13,814,134	£12,989,295
60% LAR : 40% CIR	30%	£15,964,081	£13,395,247	£12,150,640	£12,113,555	£11,283,816	£10,454,079
60% LAR : 40% CIR	35%	£13,240,929	£10,836,009	£9,594,188	£9,557,175	£8,729,295	£7,901,413
60% LAR : 40% CIR	40%	£10,511,155	£8,270,256	£7,030,858	£6,993,906	£6,167,642	£5,341,376
60% LAR : 40% CIR	45%	£7,774,828	£5,698,053	£4,460,721	£4,423,819	£3,598,930	£2,774,402
60% LAR : 40% CIR	50%	£5,032,015	£3,119,469	£1,883,847	£1,846,985	£1,018,425	£182,109

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£35,414,246	£31,908,000	£30,649,995	£30,612,225	£29,766,137	£28,920,050
60% LAR : 40% CIR	5%	£32,742,144	£29,397,189	£28,136,309	£28,098,684	£27,255,953	£26,413,223
60% LAR : 40% CIR	10%	£30,063,115	£26,874,762	£25,615,318	£25,577,824	£24,736,195	£23,896,566
60% LAR : 40% CIR	15%	£27,377,225	£24,342,265	£23,082,092	£23,044,718	£22,212,936	£21,376,154
60% LAR : 40% CIR	20%	£24,684,542	£21,802,982	£20,551,703	£20,514,437	£19,680,251	£18,846,065
60% LAR : 40% CIR	25%	£21,985,133	£19,259,978	£18,000,222	£17,972,052	£17,140,213	£16,306,374
60% LAR : 40% CIR	30%	£19,273,160	£16,704,326	£15,459,719	£15,422,634	£14,592,895	£13,763,157
60% LAR : 40% CIR	35%	£16,550,008	£14,145,088	£12,903,267	£12,866,254	£12,038,374	£11,210,492
60% LAR : 40% CIR	40%	£13,820,234	£11,579,335	£10,339,937	£10,302,985	£9,476,721	£8,650,455
60% LAR : 40% CIR	45%	£11,083,907	£9,007,132	£7,769,800	£7,732,898	£6,908,009	£6,083,121
60% LAR : 40% CIR	50%	£8,341,094	£6,428,548	£5,192,926	£5,156,064	£4,327,504	£3,491,187

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£39,325,891	£35,819,645	£34,561,640	£34,523,870	£33,677,782	£32,831,695
60% LAR : 40% CIR	5%	£36,653,789	£33,308,833	£32,047,954	£32,010,329	£31,167,598	£30,324,868
60% LAR : 40% CIR	10%	£33,974,760	£30,786,407	£29,526,963	£29,489,469	£28,649,839	£27,810,211
60% LAR : 40% CIR	15%	£31,285,670	£28,253,909	£26,996,737	£26,961,363	£26,124,581	£25,287,799
60% LAR : 40% CIR	20%	£28,596,187	£25,714,626	£24,463,348	£24,428,082	£23,591,896	£22,757,709
60% LAR : 40% CIR	25%	£25,896,778	£23,168,623	£21,920,866	£21,883,696	£21,051,858	£20,220,019
60% LAR : 40% CIR	30%	£23,184,805	£20,615,971	£19,371,364	£19,334,279	£18,504,540	£17,674,802
60% LAR : 40% CIR	35%	£20,461,653	£18,056,733	£16,814,912	£16,777,899	£15,950,018	£15,122,137
60% LAR : 40% CIR	40%	£17,731,879	£15,490,979	£14,251,581	£14,214,630	£13,388,365	£12,562,100
60% LAR : 40% CIR	45%	£14,995,651	£12,918,777	£11,651,444	£11,614,543	£10,819,654	£9,994,766
60% LAR : 40% CIR	50%	£12,252,739	£10,340,193	£9,104,571	£9,067,709	£8,239,149	£7,402,832

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats	
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Value Area	Zone A - Medium Central Zone
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No Units	75
Site Area	0.2 Ha

Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£55,634,445	£51,932,439	£50,682,381	£50,645,178	£49,811,806	£48,978,434
60% LAR : 40% CIR	5%	£52,350,214	£48,819,286	£47,574,189	£47,537,128	£46,707,064	£45,876,988
60% LAR : 40% CIR	10%	£49,059,057	£45,699,516	£44,458,801	£44,421,870	£43,594,859	£42,767,849
60% LAR : 40% CIR	15%	£45,761,039	£42,572,595	£41,336,287	£41,299,474	£40,475,268	£39,651,062
60% LAR : 40% CIR	20%	£42,456,227	£39,439,191	£38,206,716	£38,170,011	£37,348,362	£36,520,060
60% LAR : 40% CIR	25%	£39,144,891	£36,299,167	£35,070,162	£35,033,550	£34,208,185	£33,376,346
60% LAR : 40% CIR	30%	£35,826,496	£33,152,993	£31,921,688	£31,884,583	£31,054,845	£30,225,108
60% LAR : 40% CIR	35%	£32,501,712	£29,999,534	£28,759,194	£28,722,181	£27,894,301	£27,066,420
60% LAR : 40% CIR	40%	£29,170,404	£26,829,239	£25,589,841	£25,552,890	£24,726,625	£23,900,359
60% LAR : 40% CIR	45%	£25,832,641	£23,651,014	£22,413,681	£22,376,779	£21,551,891	£20,727,002
60% LAR : 40% CIR	50%	£22,477,432	£20,466,408	£19,230,785	£19,193,922	£18,370,175	£17,546,427

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£36,361,616	£32,659,610	£31,409,552	£31,372,349	£30,538,977	£29,705,605
60% LAR : 40% CIR	5%	£33,077,385	£29,546,457	£28,301,360	£28,264,299	£27,434,235	£26,604,169
60% LAR : 40% CIR	10%	£29,788,228	£26,429,487	£25,185,972	£25,149,041	£24,322,030	£23,495,028
60% LAR : 40% CIR	15%	£26,488,210	£23,299,766	£22,063,458	£22,026,645	£21,202,439	£20,378,233
60% LAR : 40% CIR	20%	£23,183,398	£20,166,362	£18,933,887	£18,897,182	£18,075,533	£17,247,231
60% LAR : 40% CIR	25%	£19,871,862	£17,026,538	£15,797,333	£15,760,721	£14,935,356	£14,103,518
60% LAR : 40% CIR	30%	£16,553,967	£13,879,764	£12,648,859	£12,611,754	£11,782,016	£10,952,279
60% LAR : 40% CIR	35%	£13,228,883	£10,726,705	£9,486,365	£9,449,352	£8,621,472	£7,793,591
60% LAR : 40% CIR	40%	£9,897,575	£7,556,410	£6,317,012	£6,280,061	£5,453,796	£4,627,530
60% LAR : 40% CIR	45%	£6,559,812	£4,378,185	£3,140,852	£3,103,950	£2,279,062	£1,454,173
60% LAR : 40% CIR	50%	£3,204,603	£1,193,579	£-42,044	£-78,906	£-902,694	£-1,726,402

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£44,347,735	£40,645,728	£39,395,670	£39,358,467	£38,525,095	£37,691,724
60% LAR : 40% CIR	5%	£41,063,504	£37,532,576	£36,281,478	£36,244,418	£35,410,353	£34,576,288
60% LAR : 40% CIR	10%	£37,772,346	£34,412,605	£33,172,090	£33,135,159	£32,308,149	£31,481,139
60% LAR : 40% CIR	15%	£34,474,328	£31,285,885	£30,049,576	£30,012,764	£29,188,558	£28,364,352
60% LAR : 40% CIR	20%	£31,169,516	£28,152,480	£26,920,006	£26,883,301	£26,061,651	£25,233,349
60% LAR : 40% CIR	25%	£27,857,980	£25,012,457	£23,783,451	£23,746,840	£22,925,475	£22,098,656
60% LAR : 40% CIR	30%	£24,539,786	£21,865,892	£20,634,358	£20,597,873	£19,778,135	£18,958,387
60% LAR : 40% CIR	35%	£21,215,001	£18,712,823	£17,472,484	£17,435,471	£16,607,580	£15,779,790
60% LAR : 40% CIR	40%	£17,893,693	£15,542,529	£14,303,130	£14,266,179	£13,439,914	£12,613,649
60% LAR : 40% CIR	45%	£14,545,931	£12,364,304	£11,126,970	£11,089,069	£10,265,180	£9,440,292
60% LAR : 40% CIR	50%	£11,190,722	£9,179,697	£7,944,074	£7,907,212	£7,083,464	£6,259,716

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£47,656,813	£43,954,807	£42,704,749	£42,667,546	£41,834,174	£41,000,803
60% LAR : 40% CIR	5%	£44,372,583	£40,841,655	£39,559,557	£39,522,457	£38,689,432	£37,856,366
60% LAR : 40% CIR	10%	£41,081,425	£37,721,684	£36,441,169	£36,404,238	£35,571,228	£34,738,212
60% LAR : 40% CIR	15%	£37,783,407	£34,594,964	£33,326,655	£33,289,843	£32,457,637	£31,625,431
60% LAR : 40% CIR	20%	£34,478,595	£31,461,359	£30,209,085	£30,172,380	£29,340,730	£28,509,248
60% LAR : 40% CIR	25%	£31,167,059	£28,321,836	£27,052,530	£27,015,919	£26,184,564	£25,353,375
60% LAR : 40% CIR	30%	£27,848,865	£25,174,961	£23,944,037	£23,907,551	£23,077,214	£22,247,476
60% LAR : 40% CIR	35%	£24,524,080	£22,021,902	£20,781,563	£20,744,550	£19,914,669	£19,084,788
60% LAR : 40% CIR	40%	£21,192,772	£18,851,608	£17,612,209	£17,575,258	£16,745,993	£15,916,278
60% LAR : 40% CIR	45%	£17,855,010	£15,673,383	£14,438,049	£14,399,148	£13,574,259	£12,749,371
60% LAR : 40% CIR	50%	£14,499,801	£12,488,776	£11,253,153	£11,216,291	£10,392,543	£9,568,795

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£51,568,458	£47,866,452	£46,616,394	£46,579,191	£45,745,819	£44,912,447
60% LAR : 40% CIR	5%	£48,284,227	£44,753,299	£43,508,202	£43,471,141	£42,641,077	£41,811,011
60% LAR : 40% CIR	10%	£44,993,070	£41,633,329	£40,392,814	£40,355,883	£39,528,873	£38,701,862
60% LAR : 40% CIR	15%	£41,695,052	£38,506,608	£37,270,300	£37,233,488	£36,409,282	£35,585,076
60% LAR : 40% CIR	20%	£38,390,240	£35,373,204	£34,140,729	£34,104,024	£33,282,375	£32,461,073
60% LAR : 40% CIR	25%	£35,078,704	£32,233,180	£31,004,175	£30,967,563	£30,142,198	£29,316,360
60% LAR : 40% CIR	30%	£31,760,509	£29,086,606	£27,855,681	£27,818,596	£26,988,559	£26,158,121
60% LAR : 40% CIR	35%	£28,435,725	£25,933,547	£24,693,207	£24,656,194	£23,828,314	£23,000,433
60% LAR : 40% CIR	40%	£25,104,417	£22,763,252	£21,523,854	£21,486,903	£20,660,638	£19,834,372
60% LAR : 40% CIR	45%	£21,766,854	£19,585,027	£18,347,694	£18,310,792	£17,485,904	£16,661,015
60% LAR : 40% CIR	50%	£18,411,445	£16,400,421	£15,164,798	£15,127,936	£14,304,188	£13,480,440

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats	
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Value Area	Zone A - Higher Central Zone
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No Units	75
Site Area	0.2 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£62,630,197	£58,816,328	£57,566,270	£57,529,087	£56,695,695	£55,862,323
60% LAR : 40% CIR	5%	£58,996,180	£55,356,981	£54,113,864	£54,076,823	£53,246,758	£52,416,683
60% LAR : 40% CIR	10%	£55,355,234	£51,894,817	£50,654,301	£50,617,370	£49,790,360	£48,963,350
60% LAR : 40% CIR	15%	£51,707,428	£48,423,901	£47,187,592	£47,150,780	£46,326,575	£45,502,369
60% LAR : 40% CIR	20%	£48,052,830	£44,946,301	£43,713,828	£43,677,122	£42,855,474	£42,033,824
60% LAR : 40% CIR	25%	£44,391,505	£41,462,084	£40,233,078	£40,196,468	£39,377,130	£38,557,793
60% LAR : 40% CIR	30%	£40,723,523	£37,971,316	£36,745,413	£36,708,885	£35,891,618	£35,073,290
60% LAR : 40% CIR	35%	£37,048,951	£34,474,062	£33,250,903	£33,214,447	£32,396,184	£31,578,302
60% LAR : 40% CIR	40%	£33,367,855	£30,970,390	£29,745,426	£29,708,474	£28,882,209	£28,055,944
60% LAR : 40% CIR	45%	£29,680,305	£27,460,300	£26,222,966	£26,186,066	£25,361,177	£24,536,289
60% LAR : 40% CIR	50%	£25,986,368	£23,929,395	£22,693,772	£22,656,910	£21,833,162	£21,009,413

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£43,357,368	£39,543,499	£38,293,441	£38,256,238	£37,422,866	£36,589,494
60% LAR : 40% CIR	5%	£39,723,351	£36,086,152	£34,841,055	£34,803,994	£33,973,929	£33,143,864
60% LAR : 40% CIR	10%	£36,082,405	£32,621,988	£31,381,172	£31,344,541	£30,517,531	£29,689,521
60% LAR : 40% CIR	15%	£32,434,599	£29,151,073	£27,914,763	£27,877,951	£27,053,746	£26,229,540
60% LAR : 40% CIR	20%	£28,780,001	£25,673,472	£24,440,999	£24,404,293	£23,582,645	£22,760,995
60% LAR : 40% CIR	25%	£25,118,676	£22,189,255	£20,960,249	£20,923,639	£20,104,301	£19,284,964
60% LAR : 40% CIR	30%	£21,456,694	£18,698,487	£18,472,585	£18,436,056	£18,616,789	£17,800,461
60% LAR : 40% CIR	35%	£17,776,122	£15,201,233	£13,978,074	£13,941,618	£13,123,355	£12,305,473
60% LAR : 40% CIR	40%	£14,095,026	£11,697,561	£10,472,597	£10,435,645	£9,609,380	£8,783,115
60% LAR : 40% CIR	45%	£10,407,476	£8,187,471	£6,950,137	£6,913,237	£6,088,348	£5,263,460
60% LAR : 40% CIR	50%	£6,713,539	£4,656,566	£3,420,943	£3,384,081	£2,560,333	£1,736,584

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£51,943,487	£47,529,618	£46,279,560	£46,242,357	£45,408,985	£44,575,613
60% LAR : 40% CIR	5%	£47,709,469	£44,072,271	£42,827,173	£42,790,113	£41,960,047	£41,129,982
60% LAR : 40% CIR	10%	£44,068,523	£40,608,106	£39,387,591	£39,350,660	£38,503,649	£37,676,639
60% LAR : 40% CIR	15%	£40,420,718	£37,137,191	£35,900,881	£35,864,069	£35,039,864	£34,215,658
60% LAR : 40% CIR	20%	£36,766,119	£33,659,591	£32,427,118	£32,390,412	£31,568,763	£30,747,114
60% LAR : 40% CIR	25%	£33,104,794	£30,175,373	£28,946,368	£28,909,757	£28,089,419	£27,271,082
60% LAR : 40% CIR	30%	£29,436,812	£26,684,605	£25,458,703	£25,422,175	£24,604,907	£23,786,579
60% LAR : 40% CIR	35%	£25,762,240	£23,187,351	£21,964,193	£21,927,736	£21,109,473	£20,291,592
60% LAR : 40% CIR	40%	£22,081,144	£19,683,679	£18,458,715	£18,421,764	£17,595,498	£16,769,233
60% LAR : 40% CIR	45%	£18,393,595	£16,173,589	£14,936,256	£14,899,355	£14,074,467	£13,249,578
60% LAR : 40% CIR	50%	£14,699,657	£12,642,884	£11,407,062	£11,370,199	£10,546,451	£9,722,702

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£54,852,586	£50,838,697	£49,588,639	£49,551,436	£48,718,064	£47,884,692
60% LAR : 40% CIR	5%	£51,018,548	£47,381,350	£46,136,252	£46,099,192	£45,266,126	£44,433,061
60% LAR : 40% CIR	10%	£47,377,602	£43,917,185	£42,676,670	£42,639,739	£41,812,728	£40,985,718
60% LAR : 40% CIR	15%	£43,729,796	£40,446,270	£39,209,960	£39,173,148	£38,348,943	£37,524,737
60% LAR : 40% CIR	20%	£40,075,198	£36,968,670	£35,736,197	£35,699,490	£34,877,842	£34,056,192
60% LAR : 40% CIR	25%	£36,413,873	£33,484,452	£32,255,447	£32,218,836	£31,399,498	£30,580,161
60% LAR : 40% CIR	30%	£32,745,891	£29,993,684	£28,767,782	£28,731,254	£27,913,986	£27,095,658
60% LAR : 40% CIR	35%	£29,071,319	£26,496,430	£25,273,272	£25,236,815	£24,418,552	£23,599,671
60% LAR : 40% CIR	40%	£25,390,223	£22,992,758	£21,767,794	£21,730,843	£20,904,577	£20,078,312
60% LAR : 40% CIR	45%	£21,702,673	£19,492,668	£18,235,335	£18,200,434	£17,383,546	£16,559,657
60% LAR : 40% CIR	50%	£18,008,736	£15,951,763	£14,716,140	£14,679,278	£13,855,530	£13,031,781

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£58,564,210	£54,750,341	£53,500,284	£53,463,080	£52,629,708	£51,796,337
60% LAR : 40% CIR	5%	£54,930,193	£51,292,994	£50,047,897	£50,010,836	£49,180,771	£48,350,706
60% LAR : 40% CIR	10%	£51,289,247	£47,828,830	£46,588,314	£46,551,363	£45,724,373	£44,897,363
60% LAR : 40% CIR	15%	£47,644,441	£44,357,915	£43,121,605	£43,084,793	£42,260,588	£41,436,382
60% LAR : 40% CIR	20%	£43,989,843	£40,880,315	£39,647,841	£39,611,135	£38,789,487	£37,967,837
60% LAR : 40% CIR	25%	£40,325,518	£37,396,097	£36,167,091	£36,130,481	£35,311,143	£34,491,806
60% LAR : 40% CIR	30%	£36,657,536	£33,905,329	£32,679,427	£32,642,898	£31,825,631	£31,007,303
60% LAR : 40% CIR	35%	£32,982,964	£30,408,075	£29,184,916	£29,148,460	£28,330,197	£27,502,316
60% LAR : 40% CIR	40%	£29,301,868	£26,904,403	£25,679,439	£25,642,487	£24,816,222	£23,989,957
60% LAR : 40% CIR	45%	£25,614,318	£23,394,313	£22,156,980	£22,120,079	£21,295,150	£20,470,302
60% LAR : 40% CIR	50%	£21,920,381	£19,883,408	£18,627,785	£18,590,923	£17,767,175	£16,943,426

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
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No Units	135
Site Area	1.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£54,363,098	£48,586,154	£46,319,913	£46,254,605	£44,743,778	£43,232,951
60% LAR : 40% CIR	5%	£50,643,738	£45,118,524	£42,861,042	£42,795,983	£41,290,993	£39,786,004
60% LAR : 40% CIR	10%	£46,911,820	£41,638,311	£39,388,898	£39,324,089	£37,824,460	£36,324,851
60% LAR : 40% CIR	15%	£43,187,406	£38,145,631	£35,903,609	£35,838,987	£34,344,306	£32,849,625
60% LAR : 40% CIR	20%	£39,399,884	£34,640,605	£32,405,301	£32,340,866	£30,850,662	£29,344,080
60% LAR : 40% CIR	25%	£35,612,887	£31,123,351	£28,894,097	£28,829,828	£27,326,582	£25,817,737
60% LAR : 40% CIR	30%	£31,818,185	£27,593,987	£25,353,010	£25,287,908	£23,782,712	£22,277,514
60% LAR : 40% CIR	35%	£28,001,497	£24,045,493	£21,792,508	£21,727,532	£20,225,541	£18,723,549
60% LAR : 40% CIR	40%	£24,177,745	£20,488,128	£18,219,291	£18,154,426	£16,655,202	£15,150,478
60% LAR : 40% CIR	45%	£20,333,342	£16,878,831	£14,633,494	£14,568,717	£13,055,660	£11,535,930
60% LAR : 40% CIR	50%	£16,457,683	£13,277,723	£11,009,135	£10,943,439	£9,425,640	£7,907,842

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£47,041,633	£52,818,577	£55,084,817	£55,190,126	£56,660,952	£58,171,780
60% LAR : 40% CIR	5%	£50,760,973	£56,295,206	£58,543,889	£58,688,748	£60,113,737	£61,618,727
60% LAR : 40% CIR	10%	£54,482,910	£59,769,419	£62,015,832	£62,160,692	£63,585,271	£65,099,878
60% LAR : 40% CIR	15%	£58,203,325	£63,259,100	£65,501,121	£65,565,743	£67,000,425	£68,555,106
60% LAR : 40% CIR	20%	£62,004,847	£66,764,125	£69,009,430	£69,083,865	£70,554,088	£72,060,851
60% LAR : 40% CIR	25%	£65,792,044	£70,281,380	£72,510,634	£72,574,503	£74,078,149	£75,586,994
60% LAR : 40% CIR	30%	£69,561,546	£73,810,743	£76,021,721	£76,116,823	£77,622,019	£79,127,217
60% LAR : 40% CIR	35%	£73,403,234	£77,359,237	£79,512,225	£79,617,198	£81,175,150	£82,681,182
60% LAR : 40% CIR	40%	£77,226,986	£80,936,603	£83,185,440	£83,280,305	£84,749,529	£86,254,252
60% LAR : 40% CIR	45%	£81,071,389	£84,525,900	£86,771,236	£86,836,014	£88,349,070	£89,868,801
60% LAR : 40% CIR	50%	£84,947,048	£88,127,007	£90,395,995	£90,461,292	£91,979,691	£93,496,888

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,022,364	£10,799,308	£13,085,548	£13,130,887	£14,641,683	£16,152,511
60% LAR : 40% CIR	5%	£5,741,704	£11,426,937	£13,624,420	£13,669,479	£15,184,468	£16,695,457
60% LAR : 40% CIR	10%	£6,461,044	£12,054,566	£14,158,953	£14,204,012	£15,719,457	£17,230,446
60% LAR : 40% CIR	15%	£7,180,384	£12,682,195	£14,693,486	£14,738,545	£16,253,990	£17,765,435
60% LAR : 40% CIR	20%	£7,900,724	£13,309,824	£15,228,019	£15,273,078	£16,788,523	£18,299,970
60% LAR : 40% CIR	25%	£8,621,064	£13,937,453	£15,762,552	£15,807,611	£17,323,056	£18,834,505
60% LAR : 40% CIR	30%	£9,341,404	£14,565,082	£16,297,085	£16,342,144	£17,857,590	£19,369,040
60% LAR : 40% CIR	35%	£10,061,744	£15,192,711	£16,831,618	£16,876,677	£18,392,124	£19,903,574
60% LAR : 40% CIR	40%	£10,782,084	£15,820,340	£17,366,151	£17,411,210	£18,926,658	£20,438,108
60% LAR : 40% CIR	45%	£11,502,424	£16,447,969	£17,900,684	£17,945,743	£19,461,192	£20,972,642
60% LAR : 40% CIR	50%	£12,222,764	£17,075,598	£18,435,217	£18,480,276	£19,995,726	£21,507,176

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£12,386,482	£8,811,538	£4,345,298	£4,279,989	£2,769,163	£1,258,336
60% LAR : 40% CIR	5%	£8,669,142	£3,143,909	£986,426	£921,367	£683,822	£2,188,611
60% LAR : 40% CIR	10%	£4,937,205	£-336,304	£-2,685,717	£-2,650,547	£-4,150,158	£-5,649,764
60% LAR : 40% CIR	15%	£1,192,791	£-3,828,884	£-6,071,000	£-6,135,628	£-7,630,309	£-9,124,991
60% LAR : 40% CIR	20%	£-2,874,752	£-7,334,010	£-9,580,314	£-9,635,750	£-11,123,883	£-12,619,538
60% LAR : 40% CIR	25%	£-6,361,928	£-10,851,264	£-13,089,518	£-13,144,787	£-14,640,034	£-16,136,879
60% LAR : 40% CIR	30%	£-10,161,431	£-14,380,628	£-16,621,605	£-16,686,707	£-18,191,904	£-19,697,101
60% LAR : 40% CIR	35%	£-13,973,118	£-17,929,122	£-20,182,110	£-20,247,083	£-21,749,075	£-23,251,067
60% LAR : 40% CIR	40%	£-17,798,871	£-21,508,487	£-23,755,325	£-23,820,189	£-25,319,414	£-26,824,137
60% LAR : 40% CIR	45%	£-21,641,273	£-25,095,784	£-27,341,121	£-27,405,899	£-28,918,385	£-30,433,858
60% LAR : 40% CIR	50%	£-25,516,332	£-28,686,892	£-30,965,480	£-31,031,176	£-32,548,975	£-34,066,773

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,801,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£32,968,751	£27,192,807	£24,326,567	£24,861,259	£23,350,432	£21,838,605
60% LAR : 40% CIR	5%	£29,250,411	£23,725,178	£21,467,895	£21,402,637	£19,897,647	£18,392,658
60% LAR : 40% CIR	10%	£25,518,474	£20,244,965	£17,995,552	£17,930,722	£16,431,113	£14,931,505
60% LAR : 40% CIR	15%	£21,774,060	£16,752,285	£14,510,263	£14,445,641	£12,950,960	£11,456,279
60% LAR : 40% CIR	20%	£18,029,538	£13,247,259	£11,011,955	£10,947,519	£9,457,316	£7,962,734
60% LAR : 40% CIR	25%	£14,219,341	£9,730,005	£7,500,751	£7,436,482	£5,933,236	£4,424,391
60% LAR : 40% CIR	30%	£10,419,838	£6,200,641	£3,959,664	£3,894,562	£2,389,365	£884,168
60% LAR : 40% CIR	35%	£6,608,151	£2,652,147	£399,159	£334,186	£-167,805	£-2,899,788
60% LAR : 40% CIR	40%	£2,784,309	£-982,818	£-374,855	£-328,890	£-478,114	£-742,865
60% LAR : 40% CIR	45%	£-1,030,004	£-4,514,515	£-7,559,852	£-7,624,529	£-9,337,886	£-11,051,417
60% LAR : 40% CIR	50%	£-4,935,663	£-8,115,623	£-10,384,211	£-10,449,907	£-12,167,706	£-13,885,504

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats	
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Value Area	Zone A - Kings Cross Lower
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No Units	135
Site Area	1.04 Ha

Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£54,363,098	£48,586,154	£46,319,913	£46,254,605	£44,743,778	£43,232,951
60% LAR : 40% CIR	5%	£50,643,758	£45,116,524	£42,861,042	£42,795,983	£41,290,993	£39,786,004
60% LAR : 40% CIR	10%	£46,911,820	£41,638,311	£39,388,898	£39,324,069	£37,824,460	£36,324,851
60% LAR : 40% CIR	15%	£43,167,406	£38,145,631	£35,903,609	£35,838,987	£34,344,306	£32,849,625
60% LAR : 40% CIR	20%	£39,399,884	£34,640,605	£32,405,301	£32,340,866	£30,850,662	£29,344,080
60% LAR : 40% CIR	25%	£35,612,687	£31,123,351	£28,894,097	£28,829,828	£27,326,582	£25,817,737
60% LAR : 40% CIR	30%	£31,813,185	£27,593,987	£25,353,010	£25,287,908	£23,782,712	£22,277,514
60% LAR : 40% CIR	35%	£28,001,497	£24,045,493	£21,792,506	£21,727,532	£20,225,541	£18,723,549
60% LAR : 40% CIR	40%	£24,177,745	£20,468,128	£18,219,291	£18,154,426	£16,655,202	£15,150,478
60% LAR : 40% CIR	45%	£20,333,342	£16,878,831	£14,633,494	£14,568,717	£13,055,660	£11,535,930
60% LAR : 40% CIR	50%	£16,457,683	£13,277,723	£11,009,135	£10,943,439	£9,425,840	£7,907,842

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-£47,041,633	-£32,816,677	-£35,084,817	-£35,150,126	-£36,660,952	-£38,171,780
60% LAR : 40% CIR	5%	-£50,769,973	-£36,288,206	-£38,563,689	-£38,629,748	-£40,133,737	-£41,648,727
60% LAR : 40% CIR	10%	-£54,492,910	-£39,766,419	-£42,045,832	-£42,112,062	-£43,599,271	-£45,109,479
60% LAR : 40% CIR	15%	-£58,237,325	-£43,250,100	-£45,501,121	-£45,567,743	-£47,060,425	-£48,555,106
60% LAR : 40% CIR	20%	-£62,004,847	-£46,764,125	-£49,999,430	-£49,063,665	-£50,524,068	-£52,060,651
60% LAR : 40% CIR	25%	-£65,792,044	-£50,281,389	-£54,504,834	-£53,574,903	-£54,038,149	-£55,596,984
60% LAR : 40% CIR	30%	-£69,591,546	-£53,802,110	-£59,021,721	-£57,983,634	-£59,462,019	-£61,027,275
60% LAR : 40% CIR	35%	-£73,403,234	-£57,329,237	-£63,542,225	-£62,457,199	-£63,891,190	-£65,451,162
60% LAR : 40% CIR	40%	-£77,228,966	-£60,836,603	-£68,065,440	-£66,883,305	-£68,324,529	-£70,825,252
60% LAR : 40% CIR	45%	-£81,071,389	-£64,325,900	-£72,586,831	-£71,399,014	-£72,849,070	-£75,249,801
60% LAR : 40% CIR	50%	-£84,947,648	-£67,807,907	-£77,109,595	-£75,841,292	-£77,309,991	-£79,749,898

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-£5,922,364	-£10,769,308	-£13,065,548	-£13,100,957	-£14,641,693	-£15,182,211
60% LAR : 40% CIR	5%	-£9,741,704	-£14,266,937	-£16,544,420	-£16,580,429	-£18,204,458	-£18,750,457
60% LAR : 40% CIR	10%	-£12,473,641	-£17,747,150	-£19,996,563	-£20,061,393	-£21,661,002	-£22,206,610
60% LAR : 40% CIR	15%	-£16,218,055	-£21,239,830	-£23,481,852	-£23,546,474	-£25,145,155	-£25,685,837
60% LAR : 40% CIR	20%	-£19,985,578	-£24,744,858	-£26,990,161	-£27,044,596	-£28,534,799	-£29,071,382
60% LAR : 40% CIR	25%	-£23,772,774	-£28,262,110	-£30,491,965	-£30,535,634	-£32,028,999	-£32,567,275
60% LAR : 40% CIR	30%	-£27,572,277	-£31,781,474	-£34,032,451	-£34,097,553	-£35,562,750	-£36,107,948
60% LAR : 40% CIR	35%	-£31,383,965	-£35,339,968	-£37,592,956	-£37,657,929	-£39,159,921	-£40,661,913
60% LAR : 40% CIR	40%	-£35,207,717	-£38,917,334	-£41,166,171	-£41,231,036	-£42,730,260	-£44,234,983
60% LAR : 40% CIR	45%	-£39,052,119	-£42,506,630	-£44,751,967	-£44,816,745	-£46,329,801	-£47,849,532
60% LAR : 40% CIR	50%	-£42,927,778	-£46,107,738	-£48,336,528	-£48,442,092	-£49,859,821	-£51,477,619

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£12,368,482	£6,811,538	£4,345,298	£4,279,989	£2,769,163	£1,258,336
60% LAR : 40% CIR	5%	£8,669,142	£3,143,909	£886,426	£821,367	£683,822	£2,189,611
60% LAR : 40% CIR	10%	£4,937,205	-£336,304	-£2,585,717	-£2,650,547	-£4,150,156	-£5,649,784
60% LAR : 40% CIR	15%	£1,192,791	-£3,828,984	-£9,071,005	-£9,136,828	-£10,630,309	-£12,121,991
60% LAR : 40% CIR	20%	-£2,574,738	-£7,334,910	-£15,589,314	-£15,655,751	-£17,150,950	-£18,643,598
60% LAR : 40% CIR	25%	-£6,361,928	-£10,851,264	-£21,980,519	-£22,047,787	-£23,542,034	-£25,036,879
60% LAR : 40% CIR	30%	-£10,161,431	-£14,380,628	-£28,421,605	-£28,489,707	-£30,019,904	-£31,517,101
60% LAR : 40% CIR	35%	-£13,973,118	-£17,929,122	-£34,862,110	-£34,930,983	-£36,492,075	-£38,019,667
60% LAR : 40% CIR	40%	-£17,795,871	-£21,506,487	-£41,302,325	-£41,371,889	-£42,994,414	-£44,521,137
60% LAR : 40% CIR	45%	-£21,641,273	-£25,095,784	-£47,741,121	-£47,810,989	-£49,494,355	-£51,036,686
60% LAR : 40% CIR	50%	-£25,516,832	-£28,686,682	-£54,186,480	-£54,256,840	-£56,000,176	-£57,547,773

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£32,868,751	£27,192,807	£24,926,567	£24,861,259	£23,350,432	£21,838,605
60% LAR : 40% CIR	5%	£29,250,411	£23,725,178	£21,467,695	£21,402,637	£19,897,647	£18,392,658
60% LAR : 40% CIR	10%	£25,518,474	£20,244,965	£17,995,552	£17,930,722	£16,431,113	£14,931,505
60% LAR : 40% CIR	15%	£21,774,060	£16,752,285	£14,510,263	£14,445,641	£12,950,960	£11,456,279
60% LAR : 40% CIR	20%	£18,006,538	£13,247,259	£11,011,955	£10,947,519	£9,457,516	£7,960,734
60% LAR : 40% CIR	25%	£14,219,341	£9,730,005	£7,500,751	£7,436,482	£5,933,236	£4,424,391
60% LAR : 40% CIR	30%	£10,419,838	£6,200,641	£3,959,664	£3,894,562	£2,389,365	£884,168
60% LAR : 40% CIR	35%	£6,608,151	£2,652,147	£999,159	£934,186	£1,167,805	£2,669,798
60% LAR : 40% CIR	40%	£2,784,399	£926,218	£3,184,865	£3,298,928	£4,738,144	£6,242,966
60% LAR : 40% CIR	45%	£1,060,004	£4,514,515	£6,759,852	£6,824,629	£8,337,688	£9,857,417
60% LAR : 40% CIR	50%	£4,935,663	£8,115,623	£10,384,211	£10,449,907	£11,967,706	£13,485,504

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats	
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Value Area	Zone A - Kings Cross Higher
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No Units	135
Site Area	1.04 Ha

Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£63,453,989	£57,547,188	£55,315,006	£55,250,680	£53,754,820	£52,243,994
60% LAR : 40% CIR	5%	£59,280,104	£53,646,283	£51,421,531	£51,356,473	£49,851,484	£48,346,465
60% LAR : 40% CIR	10%	£55,093,623	£49,732,981	£47,458,837	£47,434,007	£45,934,398	£44,434,790
60% LAR : 40% CIR	15%	£50,894,663	£45,805,018	£43,562,996	£43,498,374	£42,003,693	£40,509,011
60% LAR : 40% CIR	20%	£46,683,345	£41,849,439	£39,614,135	£39,549,700	£38,059,497	£36,569,294
60% LAR : 40% CIR	25%	£42,459,787	£37,881,633	£35,652,378	£35,588,111	£34,101,941	£32,615,772
60% LAR : 40% CIR	30%	£38,223,415	£33,901,717	£31,677,853	£31,613,731	£30,131,155	£28,643,120
60% LAR : 40% CIR	35%	£33,953,854	£29,909,811	£27,690,684	£27,626,687	£26,136,460	£24,634,468
60% LAR : 40% CIR	40%	£29,672,228	£25,906,034	£23,675,524	£23,610,659	£22,111,434	£20,612,210
60% LAR : 40% CIR	45%	£25,378,659	£21,880,379	£19,635,041	£19,570,265	£18,073,373	£16,576,482
60% LAR : 40% CIR	50%	£21,073,267	£17,824,585	£15,582,103	£15,517,394	£14,022,406	£12,505,058

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£37,950,742	£43,857,542	£46,089,724	£46,154,051	£47,849,911	£48,180,737
60% LAR : 40% CIR	5%	£42,124,627	£47,758,448	£49,983,200	£50,048,287	£51,553,247	£51,058,236
60% LAR : 40% CIR	10%	£46,311,108	£51,671,750	£53,985,894	£53,870,794	£55,470,333	£54,969,941
60% LAR : 40% CIR	15%	£50,506,068	£55,599,713	£57,941,735	£57,906,357	£59,401,038	£58,895,719
60% LAR : 40% CIR	20%	£54,721,388	£59,555,292	£61,790,596	£61,855,031	£63,345,234	£62,834,437
60% LAR : 40% CIR	25%	£58,944,943	£63,523,099	£65,752,352	£65,816,620	£67,302,789	£66,788,959
60% LAR : 40% CIR	30%	£63,181,315	£67,503,014	£69,726,978	£69,791,000	£71,273,576	£70,756,611
60% LAR : 40% CIR	35%	£67,450,877	£71,494,920	£73,714,047	£73,778,044	£75,268,271	£74,746,263
60% LAR : 40% CIR	40%	£71,732,503	£75,486,697	£77,729,206	£77,794,071	£79,293,298	£78,762,520
60% LAR : 40% CIR	45%	£76,028,071	£79,524,352	£81,789,890	£81,854,466	£83,351,358	£82,828,249
60% LAR : 40% CIR	50%	£80,331,463	£83,580,148	£85,822,628	£85,887,337	£87,382,324	£86,859,673

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,068,527	£1,938,273	£4,070,455	£4,134,782	£5,830,941	£7,041,498
60% LAR : 40% CIR	5%	£1,053,356	£3,759,178	£1,963,990	£3,028,068	£1,933,977	£1,038,967
60% LAR : 40% CIR	10%	£4,291,838	£9,652,480	£11,886,625	£11,951,454	£13,451,063	£14,950,671
60% LAR : 40% CIR	15%	£8,490,799	£13,580,444	£15,822,466	£15,887,088	£17,381,769	£18,876,450
60% LAR : 40% CIR	20%	£12,702,116	£17,536,023	£19,771,327	£19,835,781	£21,325,965	£22,816,168
60% LAR : 40% CIR	25%	£16,925,674	£21,503,829	£23,720,983	£23,785,351	£25,235,529	£26,726,611
60% LAR : 40% CIR	30%	£21,162,046	£25,483,745	£27,707,609	£27,771,731	£29,224,306	£30,742,342
60% LAR : 40% CIR	35%	£25,431,608	£29,475,650	£31,694,778	£31,758,775	£33,249,002	£34,759,994
60% LAR : 40% CIR	40%	£29,713,233	£33,479,428	£35,709,937	£35,774,802	£37,274,027	£38,773,251
60% LAR : 40% CIR	45%	£34,006,802	£37,505,083	£39,750,420	£39,815,197	£41,312,089	£42,808,360
60% LAR : 40% CIR	50%	£38,312,194	£41,560,977	£43,803,959	£43,868,087	£45,363,055	£46,860,404

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£21,479,373	£15,872,573	£13,340,391	£13,276,085	£11,780,205	£10,289,378
60% LAR : 40% CIR	5%	£17,305,489	£11,671,668	£9,446,916	£9,381,858	£7,876,869	£6,371,880
60% LAR : 40% CIR	10%	£13,119,008	£7,758,366	£5,524,222	£5,459,392	£4,959,783	£3,460,175
60% LAR : 40% CIR	15%	£8,920,048	£3,830,402	£1,588,381	£1,523,759	£299,077	£1,465,094
60% LAR : 40% CIR	20%	£4,708,730	£1,285,177	£2,369,491	£2,304,918	£3,915,110	£5,465,392
60% LAR : 40% CIR	25%	£485,172	£4,862,963	£6,322,207	£6,386,595	£7,922,674	£9,359,943
60% LAR : 40% CIR	30%	£3,751,200	£8,072,898	£10,296,762	£10,360,885	£11,843,460	£13,331,496
60% LAR : 40% CIR	35%	£8,020,761	£12,064,804	£14,283,932	£14,347,929	£15,838,153	£17,340,148
60% LAR : 40% CIR	40%	£12,302,387	£16,068,582	£18,299,091	£18,363,996	£19,863,181	£21,362,405
60% LAR : 40% CIR	45%	£16,595,996	£20,094,236	£22,309,174	£22,374,351	£23,901,242	£25,398,134
60% LAR : 40% CIR	50%	£20,901,348	£24,150,031	£26,392,512	£26,457,221	£27,982,209	£29,469,558

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£42,060,643	£38,153,842	£33,921,860	£33,857,334	£32,361,474	£30,850,848
60% LAR : 40% CIR	5%	£37,886,758	£32,252,937	£30,028,185	£29,963,127	£28,458,138	£26,953,149
60% LAR : 40% CIR	10%	£33,700,277	£28,339,635	£26,105,491	£26,040,661	£24,541,052	£23,041,444
60% LAR : 40% CIR	15%	£29,501,317	£24,411,672	£22,169,650	£22,105,028	£20,610,347	£19,115,665
60% LAR : 40% CIR	20%	£25,289,999	£20,486,993	£18,220,788	£18,156,354	£16,666,151	£15,173,946
60% LAR : 40% CIR	25%	£21,066,441	£16,488,287	£14,259,032	£14,194,764	£12,708,595	£11,222,426
60% LAR : 40% CIR	30%	£16,830,069	£12,508,371	£10,284,507	£10,220,385	£8,737,809	£7,249,774
60% LAR : 40% CIR	35%	£12,560,508	£8,516,465	£6,297,337	£6,233,341	£4,743,114	£3,241,122
60% LAR : 40% CIR	40%	£8,278,882	£4,512,688	£2,283,178	£2,217,313	£718,088	£181,184
60% LAR : 40% CIR	45%	£3,985,313	£487,033	£1,758,305	£1,693,082	£3,319,973	£4,816,865
60% LAR : 40% CIR	50%	£320,079	£3,568,762	£5,811,243	£5,875,952	£7,370,940	£8,888,288

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats	
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Value Area	Zone A - Lower Central Zone
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No Units	135
Site Area	1.04 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£72,544,880	£66,492,715	£64,260,533	£64,196,207	£62,708,086	£61,219,964
60% LAR : 40% CIR	5%	£67,916,450	£62,144,533	£59,920,976	£59,856,897	£58,374,525	£56,892,154
60% LAR : 40% CIR	10%	£83,275,425	£77,783,955	£55,568,349	£55,504,493	£54,027,422	£52,544,728
60% LAR : 40% CIR	15%	£58,621,921	£53,411,099	£51,202,772	£51,139,121	£49,663,079	£48,188,398
60% LAR : 40% CIR	20%	£53,956,058	£49,026,082	£46,822,969	£46,758,534	£45,288,331	£43,778,128
60% LAR : 40% CIR	25%	£49,277,956	£44,629,020	£42,410,861	£42,346,392	£40,880,223	£39,374,054
60% LAR : 40% CIR	30%	£44,587,732	£40,239,447	£37,985,593	£37,921,460	£36,436,885	£34,956,309
60% LAR : 40% CIR	35%	£39,885,506	£35,766,989	£33,547,861	£33,483,864	£32,004,446	£30,525,027
60% LAR : 40% CIR	40%	£35,166,711	£31,312,659	£29,097,620	£29,033,730	£27,557,037	£26,068,444
60% LAR : 40% CIR	45%	£30,415,269	£26,846,578	£24,634,986	£24,571,182	£23,074,920	£21,578,028
60% LAR : 40% CIR	50%	£25,652,004	£22,368,862	£20,128,964	£20,064,254	£18,569,268	£17,074,280

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£28,859,851	£34,912,618	£37,144,198	£37,208,523	£38,898,645	£40,184,767
60% LAR : 40% CIR	5%	£33,488,280	£39,860,197	£41,183,754	£41,547,894	£43,030,206	£44,512,576
60% LAR : 40% CIR	10%	£38,129,396	£45,020,776	£45,596,382	£46,000,238	£47,377,309	£48,860,903
60% LAR : 40% CIR	15%	£42,782,810	£47,993,631	£50,201,959	£50,265,610	£51,741,651	£53,236,333
60% LAR : 40% CIR	20%	£47,448,673	£52,378,649	£54,581,762	£54,646,197	£56,136,400	£57,626,602
60% LAR : 40% CIR	25%	£52,129,775	£56,775,711	£58,994,070	£59,058,339	£60,544,508	£62,030,877
60% LAR : 40% CIR	30%	£56,816,999	£61,195,293	£63,419,147	£63,483,270	£64,969,846	£66,448,622
60% LAR : 40% CIR	35%	£61,519,224	£65,637,742	£67,856,870	£67,920,866	£69,400,284	£70,879,103
60% LAR : 40% CIR	40%	£66,238,019	£70,092,072	£72,307,110	£72,371,001	£73,847,694	£75,336,287
60% LAR : 40% CIR	45%	£70,989,462	£74,558,153	£76,789,745	£76,853,549	£78,329,811	£79,826,702
60% LAR : 40% CIR	50%	£75,752,727	£79,035,869	£81,275,767	£81,340,476	£82,835,463	£84,338,451

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£13,159,418	£7,107,253	£4,875,071	£4,810,746	£3,322,624	£1,834,502
60% LAR : 40% CIR	5%	£8,530,989	£2,759,072	£3,351,515	£4,711,435	£1,910,870	£1,455,397
60% LAR : 40% CIR	10%	£3,889,953	£1,801,507	£3,817,113	£3,880,968	£5,358,039	£6,840,734
60% LAR : 40% CIR	15%	£763,541	£5,974,362	£8,182,689	£8,246,340	£9,722,382	£11,217,063
60% LAR : 40% CIR	20%	£5,429,403	£10,369,379	£12,592,492	£12,626,928	£14,117,131	£15,607,333
60% LAR : 40% CIR	25%	£10,107,596	£14,756,442	£16,914,901	£17,038,089	£18,525,239	£20,011,498
60% LAR : 40% CIR	30%	£14,797,730	£19,176,014	£21,399,878	£21,464,001	£22,946,577	£24,429,152
60% LAR : 40% CIR	35%	£19,499,955	£23,616,473	£25,837,600	£25,901,597	£27,381,015	£28,860,434
60% LAR : 40% CIR	40%	£24,218,750	£28,072,802	£30,287,841	£30,351,732	£31,828,424	£33,317,018
60% LAR : 40% CIR	45%	£28,970,193	£32,538,884	£34,750,476	£34,814,290	£36,310,542	£37,807,453
60% LAR : 40% CIR	50%	£33,733,457	£37,016,606	£39,266,497	£39,321,297	£40,816,194	£42,311,182

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£30,570,284	£24,918,999	£22,285,917	£22,221,592	£20,733,470	£19,245,349
60% LAR : 40% CIR	5%	£25,941,835	£20,169,918	£17,946,361	£17,882,281	£16,399,910	£14,917,539
60% LAR : 40% CIR	10%	£21,300,809	£15,809,340	£13,593,733	£13,529,878	£12,052,807	£10,570,112
60% LAR : 40% CIR	15%	£16,647,305	£11,436,484	£9,228,157	£9,164,506	£7,688,464	£6,193,783
60% LAR : 40% CIR	20%	£11,981,443	£7,051,467	£4,848,354	£4,783,918	£3,293,715	£1,803,513
60% LAR : 40% CIR	25%	£7,303,340	£2,654,405	£4,306,046	£3,711,777	£2,114,964	£1,629,582
60% LAR : 40% CIR	30%	£2,613,116	£1,765,168	£3,989,032	£4,053,155	£5,535,731	£7,018,306
60% LAR : 40% CIR	35%	£2,089,109	£6,207,627	£8,426,754	£8,490,751	£9,970,169	£11,449,588
60% LAR : 40% CIR	40%	£6,907,904	£10,981,956	£12,976,995	£12,940,898	£14,417,578	£15,906,172
60% LAR : 40% CIR	45%	£11,559,346	£15,128,038	£17,704,274	£17,739,829	£19,203,434	£20,686,097
60% LAR : 40% CIR	50%	£16,322,611	£19,605,754	£21,545,651	£21,610,361	£23,065,348	£24,500,335

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£51,151,534	£45,099,369	£42,867,187	£42,802,861	£41,314,739	£39,826,618
60% LAR : 40% CIR	5%	£46,523,104	£40,751,187	£38,527,830	£38,463,550	£36,981,179	£35,498,808
60% LAR : 40% CIR	10%	£41,882,079	£36,390,609	£34,175,002	£34,111,147	£32,634,076	£31,151,382
60% LAR : 40% CIR	15%	£37,228,575	£32,017,753	£29,809,426	£29,745,775	£28,269,753	£26,775,052
60% LAR : 40% CIR	20%	£32,582,712	£27,632,736	£25,429,623	£25,365,188	£23,874,984	£22,384,782
60% LAR : 40% CIR	25%	£27,984,610	£23,253,674	£21,017,315	£20,953,046	£19,466,877	£17,980,708
60% LAR : 40% CIR	30%	£23,194,386	£18,816,101	£16,592,237	£16,528,114	£15,045,539	£13,562,963
60% LAR : 40% CIR	35%	£18,492,160	£14,373,642	£12,154,515	£12,090,518	£10,611,100	£9,131,681
60% LAR : 40% CIR	40%	£13,773,365	£9,919,313	£7,704,274	£7,640,383	£6,163,891	£4,675,038
60% LAR : 40% CIR	45%	£9,021,923	£5,453,232	£5,241,640	£5,177,836	£3,698,574	£2,218,852
60% LAR : 40% CIR	50%	£4,258,658	£975,516	£1,264,382	£1,328,092	£2,824,079	£4,319,096

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone A - Medium Central Zone
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No Units	135
Site Area	1.04 Ha

Sales value Inflation	Growth
Build Cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£93,654,843	£87,338,650	£85,133,428	£85,069,101	£83,580,981	£82,092,859
60% LAR : 40% CIR	10%	£87,985,048	£81,962,054	£79,730,227	£79,688,146	£78,203,776	£76,721,405
60% LAR : 40% CIR	15%	£82,302,845	£76,569,561	£74,353,954	£74,290,058	£72,813,028	£71,335,567
60% LAR : 40% CIR	20%	£76,608,352	£71,153,060	£68,944,734	£68,881,083	£67,408,865	£65,936,647
60% LAR : 40% CIR	25%	£70,901,686	£65,724,398	£63,522,687	£63,459,221	£61,991,414	£60,523,607
60% LAR : 40% CIR	30%	£65,182,963	£60,283,692	£58,087,941	£58,024,638	£56,560,804	£55,096,970
60% LAR : 40% CIR	35%	£59,436,137	£54,831,058	£52,640,616	£52,577,457	£51,117,164	£49,656,869
60% LAR : 40% CIR	40%	£53,673,358	£49,366,615	£47,180,838	£47,117,803	£45,660,619	£44,191,775
60% LAR : 40% CIR	45%	£47,898,645	£43,890,478	£41,708,729	£41,645,798	£40,172,496	£38,695,804
60% LAR : 40% CIR	50%	£42,112,168	£38,402,765	£36,199,157	£36,136,353	£34,660,959	£33,186,564
60% LAR : 40% CIR	50%	£36,314,047	£32,881,745	£30,672,966	£30,609,229	£29,136,710	£27,664,190

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,749,887	£14,066,080	£16,271,303	£16,335,629	£17,823,750	£18,311,872
60% LAR : 40% CIR	5%	£13,419,683	£19,442,076	£21,654,504	£21,718,585	£23,500,955	£24,083,326
60% LAR : 40% CIR	10%	£19,103,886	£24,855,170	£27,050,777	£27,114,692	£28,991,703	£29,574,074
60% LAR : 40% CIR	15%	£24,796,379	£30,251,671	£32,459,997	£32,523,648	£33,995,666	£34,578,037
60% LAR : 40% CIR	20%	£30,503,044	£35,680,333	£37,882,044	£37,945,510	£39,413,317	£39,995,688
60% LAR : 40% CIR	25%	£36,221,788	£41,121,039	£43,316,790	£43,380,092	£44,843,926	£45,426,297
60% LAR : 40% CIR	30%	£41,959,544	£46,573,872	£48,764,115	£48,827,274	£50,287,867	£50,870,238
60% LAR : 40% CIR	35%	£47,731,373	£52,038,116	£54,223,593	£54,286,528	£55,744,112	£56,326,483
60% LAR : 40% CIR	40%	£53,508,086	£57,514,253	£59,696,002	£59,758,333	£61,212,233	£61,794,604
60% LAR : 40% CIR	45%	£59,292,563	£63,001,965	£65,205,573	£65,268,378	£66,743,772	£67,326,143
60% LAR : 40% CIR	50%	£65,080,684	£68,522,985	£70,731,785	£70,795,501	£72,268,021	£72,850,392

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£34,295,382	£27,953,189	£25,747,966	£25,683,640	£24,195,519	£22,707,397
60% LAR : 40% CIR	5%	£28,599,587	£22,577,193	£20,364,765	£20,300,685	£18,816,314	£17,332,043
60% LAR : 40% CIR	10%	£22,917,384	£17,184,099	£14,968,492	£14,904,637	£13,427,567	£11,950,495
60% LAR : 40% CIR	15%	£17,222,890	£11,767,598	£9,559,272	£9,495,621	£8,023,403	£6,551,185
60% LAR : 40% CIR	20%	£11,516,225	£6,338,937	£4,137,226	£4,073,759	£2,605,962	£1,138,145
60% LAR : 40% CIR	25%	£5,787,502	£993,230	£1,280,521	£1,268,028	£58,249,588	£56,867,491
60% LAR : 40% CIR	30%	£40,726	£4,554,403	£6,744,945	£6,808,004	£8,268,225	£9,728,592
60% LAR : 40% CIR	35%	£5,712,104	£10,016,847	£12,204,624	£12,267,659	£13,724,842	£15,183,668
60% LAR : 40% CIR	40%	£11,486,817	£15,484,984	£17,676,733	£17,739,664	£19,212,965	£20,698,658
60% LAR : 40% CIR	45%	£17,273,293	£20,982,696	£23,196,304	£23,259,108	£24,724,503	£26,198,897
60% LAR : 40% CIR	50%	£23,074,415	£26,493,716	£28,712,498	£28,776,292	£30,248,752	£31,721,271

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£51,680,228	£45,384,035	£43,158,812	£43,094,486	£41,606,365	£40,118,244
60% LAR : 40% CIR	5%	£46,010,433	£39,988,039	£37,775,812	£37,711,531	£36,229,160	£34,746,789
60% LAR : 40% CIR	10%	£40,328,230	£34,594,946	£32,379,338	£32,315,483	£30,838,413	£29,351,342
60% LAR : 40% CIR	15%	£34,633,737	£29,178,445	£26,970,118	£26,906,467	£25,434,249	£23,952,032
60% LAR : 40% CIR	20%	£28,927,071	£23,749,793	£21,548,072	£21,484,605	£20,016,798	£18,548,991
60% LAR : 40% CIR	25%	£23,208,346	£18,309,076	£16,113,326	£16,050,023	£14,586,189	£13,122,355
60% LAR : 40% CIR	30%	£17,461,572	£12,856,443	£10,666,001	£10,602,842	£9,142,548	£7,682,254
60% LAR : 40% CIR	35%	£11,698,742	£7,391,999	£5,206,222	£5,143,167	£3,686,004	£2,217,160
60% LAR : 40% CIR	40%	£5,924,030	£1,915,862	£-989,897	£-928,817	£-1,602,119	£-2,276,812
60% LAR : 40% CIR	45%	£137,553	£2,571,859	£5,715,458	£5,839,262	£7,313,957	£8,789,051
60% LAR : 40% CIR	50%	£5,860,569	£9,092,870	£11,301,650	£11,365,396	£12,837,905	£14,310,425

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£72,261,497	£65,945,304	£63,740,082	£63,675,755	£62,187,635	£60,699,513
60% LAR : 40% CIR	5%	£66,591,702	£60,569,308	£58,356,881	£58,292,800	£56,810,429	£55,328,059
60% LAR : 40% CIR	10%	£60,909,499	£55,176,215	£52,960,608	£52,896,752	£51,419,682	£49,942,611
60% LAR : 40% CIR	15%	£55,215,006	£49,789,714	£47,551,387	£47,487,736	£46,015,519	£44,543,301
60% LAR : 40% CIR	20%	£49,508,340	£44,331,052	£42,129,341	£42,065,875	£40,598,068	£39,130,261
60% LAR : 40% CIR	25%	£43,789,617	£38,890,345	£36,694,595	£36,631,292	£35,167,458	£33,703,624
60% LAR : 40% CIR	30%	£38,042,841	£33,437,712	£31,247,270	£31,184,111	£29,723,817	£28,263,523
60% LAR : 40% CIR	35%	£32,280,011	£27,973,269	£25,787,491	£25,724,457	£24,267,273	£22,798,429
60% LAR : 40% CIR	40%	£26,505,299	£22,497,132	£20,315,382	£20,252,452	£18,779,150	£17,302,458
60% LAR : 40% CIR	45%	£20,718,822	£17,009,419	£14,805,811	£14,742,007	£13,267,612	£11,793,218
60% LAR : 40% CIR	50%	£14,920,700	£11,488,399	£9,279,620	£9,215,883	£7,743,364	£6,270,844

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats	
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Value Area	Zone A - Higher Central Zone
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No Units	135
Site Area	1.04 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£105,710,163	£99,201,204	£97,002,569	£96,939,210	£95,473,454	£94,007,697
60% LAR : 40% CIR	5%	£99,437,602	£93,232,080	£91,041,942	£90,978,825	£89,518,732	£88,052,405
60% LAR : 40% CIR	10%	£93,152,634	£87,250,748	£85,068,439	£85,005,543	£83,547,659	£82,079,588
60% LAR : 40% CIR	15%	£86,855,375	£81,257,320	£79,082,182	£79,019,346	£77,547,128	£76,074,910
60% LAR : 40% CIR	20%	£80,545,942	£75,251,915	£73,064,583	£73,001,115	£71,533,309	£70,065,502
60% LAR : 40% CIR	25%	£74,224,454	£69,229,218	£67,033,467	£66,970,155	£65,506,331	£64,042,497
60% LAR : 40% CIR	30%	£67,891,026	£63,190,216	£61,089,774	£61,026,615	£59,566,322	£58,106,027
60% LAR : 40% CIR	35%	£61,545,779	£57,119,404	£54,933,627	£54,870,593	£53,413,408	£51,956,224
60% LAR : 40% CIR	40%	£55,171,358	£51,046,899	£48,865,150	£48,802,219	£47,347,719	£45,893,220
60% LAR : 40% CIR	45%	£48,778,822	£44,962,819	£42,784,465	£42,721,619	£41,269,057	£39,794,662
60% LAR : 40% CIR	50%	£42,374,641	£38,867,279	£36,680,328	£36,616,590	£35,144,071	£33,671,552

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,305,432	£2,203,526	£4,402,161	£4,469,521	£5,931,277	£7,397,034
60% LAR : 40% CIR	5%	£1,967,128	£8,172,651	£10,362,789	£10,425,996	£11,885,999	£13,352,325
60% LAR : 40% CIR	10%	£9,252,097	£14,153,895	£16,396,292	£16,393,187	£17,857,071	£19,321,943
60% LAR : 40% CIR	15%	£14,549,356	£20,147,410	£22,322,540	£22,385,385	£23,857,603	£25,329,821
60% LAR : 40% CIR	20%	£20,858,789	£26,152,818	£28,340,148	£28,403,615	£29,871,421	£31,339,228
60% LAR : 40% CIR	25%	£27,180,277	£32,175,513	£34,371,264	£34,434,598	£35,908,400	£37,382,234
60% LAR : 40% CIR	30%	£33,517,704	£38,224,514	£40,414,957	£40,478,116	£41,958,499	£43,438,204
60% LAR : 40% CIR	35%	£39,858,952	£44,285,326	£46,471,103	£46,534,138	£47,981,323	£49,448,507
60% LAR : 40% CIR	40%	£46,233,373	£50,357,832	£52,539,581	£52,602,511	£54,057,012	£55,511,511
60% LAR : 40% CIR	45%	£52,625,909	£56,441,612	£58,620,266	£58,683,111	£60,135,674	£61,601,069
60% LAR : 40% CIR	50%	£59,030,690	£62,537,452	£64,724,403	£64,788,180	£66,260,690	£67,733,179

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£46,324,702	£39,815,743	£37,617,108	£37,553,749	£36,087,993	£34,622,235
60% LAR : 40% CIR	5%	£40,052,141	£33,846,918	£31,656,490	£31,593,167	£30,133,270	£28,669,944
60% LAR : 40% CIR	10%	£33,767,172	£27,865,286	£25,628,978	£25,620,082	£24,162,198	£22,685,127
60% LAR : 40% CIR	15%	£27,469,913	£21,871,859	£19,696,721	£19,633,884	£18,161,666	£16,689,448
60% LAR : 40% CIR	20%	£21,160,480	£15,866,454	£13,679,121	£13,615,654	£12,147,848	£10,680,041
60% LAR : 40% CIR	25%	£14,838,992	£9,843,156	£7,648,086	£7,584,703	£6,128,499	£4,667,035
60% LAR : 40% CIR	30%	£8,505,565	£3,794,755	£1,604,313	£1,541,154	£90,860	£1,579,434
60% LAR : 40% CIR	35%	£2,160,317	£2,266,057	£4,451,834	£4,514,869	£5,972,054	£7,429,237
60% LAR : 40% CIR	40%	£4,214,103	£8,338,562	£10,620,312	£10,583,242	£12,037,742	£13,492,241
60% LAR : 40% CIR	45%	£10,606,640	£16,422,643	£18,600,997	£18,663,842	£18,116,405	£16,590,800
60% LAR : 40% CIR	50%	£12,010,621	£20,518,193	£22,706,194	£22,769,971	£24,241,390	£25,713,610

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£83,735,548	£57,226,589	£55,027,954	£54,964,595	£53,498,839	£52,033,082
60% LAR : 40% CIR	5%	£57,462,987	£51,257,465	£49,067,327	£49,004,209	£47,544,116	£46,077,790
60% LAR : 40% CIR	10%	£51,178,018	£45,276,132	£43,093,824	£43,030,928	£41,573,044	£40,095,973
60% LAR : 40% CIR	15%	£44,880,760	£39,282,705	£37,107,567	£37,044,730	£35,572,512	£34,100,294
60% LAR : 40% CIR	20%	£38,571,326	£33,277,300	£31,089,967	£31,026,500	£29,558,694	£28,090,887
60% LAR : 40% CIR	25%	£32,249,839	£27,254,602	£25,058,892	£24,995,549	£23,531,715	£22,067,681
60% LAR : 40% CIR	30%	£25,916,411	£21,205,601	£19,015,159	£18,952,000	£17,491,706	£16,031,412
60% LAR : 40% CIR	35%	£19,571,163	£15,144,789	£12,959,012	£12,895,977	£11,438,792	£9,981,609
60% LAR : 40% CIR	40%	£13,196,743	£9,072,284	£6,890,535	£6,827,604	£5,373,104	£3,918,605
60% LAR : 40% CIR	45%	£6,804,206	£2,988,303	£809,849	£747,004	£165,889	£4,119,963
60% LAR : 40% CIR	50%	£400,026	£3,107,336	£5,254,287	£5,358,026	£6,830,544	£8,303,064

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£84,316,817	£77,807,858	£75,609,223	£75,545,864	£74,080,108	£72,614,351
60% LAR : 40% CIR	5%	£78,044,256	£71,838,734	£69,648,596	£69,585,478	£68,126,386	£66,659,059
60% LAR : 40% CIR	10%	£71,759,288	£65,857,402	£63,675,093	£63,612,197	£62,154,313	£60,677,242
60% LAR : 40% CIR	15%	£65,462,029	£59,863,974	£57,688,836	£57,625,999	£56,163,782	£54,691,564
60% LAR : 40% CIR	20%	£59,152,596	£53,858,369	£51,671,237	£51,607,769	£50,139,963	£48,672,156
60% LAR : 40% CIR	25%	£52,831,108	£47,835,872	£45,640,121	£45,576,819	£44,112,984	£42,649,150
60% LAR : 40% CIR	30%	£46,497,680	£41,786,870	£39,596,428	£39,533,269	£38,072,976	£36,612,681
60% LAR : 40% CIR	35%	£40,152,432	£35,726,058	£33,540,281	£33,477,246	£32,020,062	£30,562,878
60% LAR : 40% CIR	40%	£33,778,012	£29,653,553	£27,471,804	£27,408,873	£25,954,373	£24,499,874
60% LAR : 40% CIR	45%	£27,385,476	£23,569,472	£21,351,119	£21,288,273	£19,875,710	£18,401,316
60% LAR : 40% CIR	50%	£20,981,295	£17,473,933	£15,286,982	£15,223,244	£13,750,725	£12,278,205

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
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No Units	150
Site Area	0.27 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£60,971,310	£54,577,840	£52,873,546	£52,802,141	£51,097,847	£49,393,553
60% LAR : 40% CIR	5%	£56,874,788	£50,763,852	£49,065,977	£48,994,846	£47,296,971	£45,589,096
60% LAR : 40% CIR	10%	£52,752,276	£46,936,187	£45,244,216	£45,173,334	£43,481,363	£41,769,911
60% LAR : 40% CIR	15%	£48,615,991	£43,094,972	£41,408,393	£41,337,738	£39,638,582	£37,924,268
60% LAR : 40% CIR	20%	£44,466,062	£39,240,331	£37,549,661	£37,478,136	£35,770,782	£34,063,428
60% LAR : 40% CIR	25%	£40,302,617	£35,387,584	£33,664,681	£33,593,341	£31,890,437	£30,187,534
60% LAR : 40% CIR	30%	£36,125,781	£31,464,777	£29,785,919	£29,694,641	£27,995,683	£26,296,726
60% LAR : 40% CIR	35%	£31,935,684	£27,548,720	£25,853,208	£25,782,170	£24,086,658	£22,378,883
60% LAR : 40% CIR	40%	£27,716,646	£23,619,542	£21,926,880	£21,856,060	£20,145,886	£18,427,499
60% LAR : 40% CIR	45%	£23,474,212	£19,677,368	£17,965,090	£17,893,186	£16,177,296	£14,461,406
60% LAR : 40% CIR	50%	£19,218,702	£15,694,232	£13,980,348	£13,908,518	£12,194,633	£10,461,563

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£43,397,647.75	£27,946,294	£26,242,001	£26,170,596	£24,466,302	£22,762,008
60% LAR : 40% CIR	5%	£30,243,243	£24,132,307	£22,434,432	£22,363,300	£20,665,425	£18,967,550
60% LAR : 40% CIR	10%	£26,120,730	£20,304,842	£18,612,671	£18,541,788	£16,849,817	£15,138,365
60% LAR : 40% CIR	15%	£21,984,446	£16,463,427	£14,776,847	£14,706,192	£13,005,037	£11,292,722
60% LAR : 40% CIR	20%	£17,834,516	£12,608,785	£10,918,115	£10,846,591	£9,139,237	£7,431,882
60% LAR : 40% CIR	25%	£13,671,071	£8,736,038	£7,033,136	£6,961,795	£5,258,892	£3,555,988
60% LAR : 40% CIR	30%	£9,494,235	£4,833,232	£3,194,274	£3,163,056	£1,364,137	£-38,868
60% LAR : 40% CIR	35%	£5,304,138	£917,175	£-278,337	£-243,376	£-2,544,838	£-4,252,662
60% LAR : 40% CIR	40%	£1,085,100	£-3,012,003	£-4,704,565	£-4,775,485	£-6,485,659	£-8,204,047
60% LAR : 40% CIR	45%	£-3,157,334	£-6,954,177	£-8,686,455	£-8,738,380	£-10,454,250	£-12,170,139
60% LAR : 40% CIR	50%	£-7,412,844	£-10,937,313	£-12,651,197	£-12,723,028	£-14,436,912	£-16,169,982

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£45,375,128	£38,981,658	£37,277,364	£37,205,959	£35,501,665	£33,797,371
60% LAR : 40% CIR	5%	£41,278,607	£35,167,670	£33,469,795	£33,398,684	£31,700,789	£30,002,914
60% LAR : 40% CIR	10%	£37,156,094	£31,340,005	£29,648,034	£29,577,152	£27,885,181	£26,173,729
60% LAR : 40% CIR	15%	£33,019,809	£27,498,790	£25,812,211	£25,741,556	£24,040,400	£22,328,086
60% LAR : 40% CIR	20%	£28,869,890	£23,644,149	£21,953,479	£21,881,954	£20,174,601	£18,467,246
60% LAR : 40% CIR	25%	£24,708,435	£19,771,402	£18,068,499	£17,997,159	£16,294,255	£14,591,352
60% LAR : 40% CIR	30%	£20,528,599	£15,868,596	£14,168,638	£14,098,459	£12,399,501	£10,700,544
60% LAR : 40% CIR	35%	£16,339,502	£11,952,538	£10,257,026	£10,185,988	£8,490,476	£6,782,701
60% LAR : 40% CIR	40%	£12,120,464	£8,023,361	£6,330,798	£6,259,878	£4,549,704	£2,831,317
60% LAR : 40% CIR	45%	£7,878,030	£4,081,186	£2,368,908	£2,297,004	£581,114	£-1,138,778
60% LAR : 40% CIR	50%	£3,622,520	£98,051	£-1,616,834	£-1,687,684	£-3,401,848	£-5,134,619

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£49,947,674	£43,554,204	£41,989,810	£41,778,505	£40,074,211	£38,369,917
60% LAR : 40% CIR	5%	£45,851,152	£39,740,216	£38,042,341	£37,971,209	£36,273,334	£34,575,459
60% LAR : 40% CIR	10%	£41,728,640	£35,912,551	£34,220,580	£34,149,698	£32,457,727	£30,746,274
60% LAR : 40% CIR	15%	£37,592,355	£32,071,336	£30,384,756	£30,314,102	£28,612,946	£26,900,631
60% LAR : 40% CIR	20%	£33,442,426	£28,216,694	£26,526,024	£26,454,950	£24,747,146	£23,039,792
60% LAR : 40% CIR	25%	£29,276,980	£24,343,947	£22,641,045	£22,569,704	£20,866,801	£19,163,897
60% LAR : 40% CIR	30%	£25,102,144	£20,441,141	£18,742,183	£18,671,005	£16,972,047	£15,273,089
60% LAR : 40% CIR	35%	£20,912,048	£16,525,084	£14,829,572	£14,758,534	£13,063,021	£11,355,247
60% LAR : 40% CIR	40%	£16,693,009	£12,595,906	£10,903,344	£10,832,424	£9,122,250	£7,403,863
60% LAR : 40% CIR	45%	£12,450,575	£8,653,732	£6,941,454	£6,869,549	£5,153,659	£3,437,770
60% LAR : 40% CIR	50%	£8,195,065	£4,670,596	£2,956,712	£2,884,881	£1,170,997	£-562,073

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£55,352,856	£48,958,385	£47,255,091	£47,183,688	£45,479,393	£43,775,099
60% LAR : 40% CIR	5%	£51,256,334	£45,145,398	£43,447,523	£43,376,391	£41,678,516	£39,980,641
60% LAR : 40% CIR	10%	£47,133,821	£41,317,733	£39,625,762	£39,554,879	£37,862,908	£36,151,456
60% LAR : 40% CIR	15%	£42,997,537	£37,476,518	£35,789,938	£35,719,283	£34,016,127	£32,355,613
60% LAR : 40% CIR	20%	£38,847,607	£33,621,876	£31,951,206	£31,880,681	£30,152,326	£28,444,973
60% LAR : 40% CIR	25%	£34,684,162	£29,749,129	£28,046,227	£27,974,886	£26,271,983	£24,569,079
60% LAR : 40% CIR	30%	£30,507,326	£25,846,323	£24,147,365	£24,076,186	£22,377,228	£20,678,271
60% LAR : 40% CIR	35%	£26,317,229	£21,930,266	£20,234,754	£20,163,715	£18,468,203	£16,760,429
60% LAR : 40% CIR	40%	£22,098,191	£18,001,088	£16,308,525	£16,237,696	£14,527,431	£12,809,044
60% LAR : 40% CIR	45%	£17,855,757	£14,058,914	£12,346,636	£12,274,751	£10,555,841	£8,842,952
60% LAR : 40% CIR	50%	£13,600,247	£10,075,778	£8,361,893	£8,290,063	£6,576,179	£4,843,108

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone A - Kings Cross Lower
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No Units	150
Site Area	0.27 Ha

Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£60,971,310	£54,577,840	£52,873,546	£52,802,141	£51,097,847	£49,393,553
60% LAR : 40% CIR	5%	£56,874,788	£50,763,852	£49,085,977	£48,994,346	£47,296,971	£45,599,096
60% LAR : 40% CIR	10%	£52,752,276	£46,936,187	£45,244,216	£45,173,334	£43,481,363	£41,789,911
60% LAR : 40% CIR	15%	£48,615,991	£43,094,972	£41,408,393	£41,337,738	£39,636,582	£37,924,268
60% LAR : 40% CIR	20%	£44,466,082	£39,240,331	£37,549,661	£37,478,136	£35,770,782	£34,063,428
60% LAR : 40% CIR	25%	£40,302,617	£35,367,584	£33,664,881	£33,593,341	£31,890,437	£30,187,534
60% LAR : 40% CIR	30%	£36,125,781	£31,484,777	£29,765,619	£29,694,641	£27,995,883	£26,296,726
60% LAR : 40% CIR	35%	£31,935,684	£27,548,720	£25,853,208	£25,782,170	£24,086,658	£22,388,883
60% LAR : 40% CIR	40%	£27,716,646	£23,619,542	£21,926,980	£21,856,060	£20,145,886	£18,427,499
60% LAR : 40% CIR	45%	£23,474,212	£19,677,368	£17,965,090	£17,893,186	£16,177,296	£14,461,406
60% LAR : 40% CIR	50%	£19,218,702	£15,694,232	£13,980,348	£13,908,518	£12,194,633	£10,461,563

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£34,339,765	£27,946,294	£26,242,001	£26,170,596	£24,466,302	£22,762,008
60% LAR : 40% CIR	5%	£30,243,243	£24,132,307	£22,434,432	£22,363,300	£20,665,425	£18,967,550
60% LAR : 40% CIR	10%	£26,128,730	£20,304,842	£18,618,671	£18,547,788	£16,849,817	£15,138,365
60% LAR : 40% CIR	15%	£21,984,446	£16,463,427	£14,776,847	£14,706,192	£13,005,037	£11,292,722
60% LAR : 40% CIR	20%	£17,834,516	£12,608,785	£10,918,115	£10,846,591	£9,139,237	£7,431,882
60% LAR : 40% CIR	25%	£13,671,071	£8,736,038	£7,033,136	£6,961,795	£5,258,892	£3,555,988
60% LAR : 40% CIR	30%	£9,494,235	£4,833,232	£3,134,274	£3,063,095	£1,354,137	£-354,652
60% LAR : 40% CIR	35%	£5,304,138	£917,175	£-975,537	£-949,376	£-234,838	£-425,682
60% LAR : 40% CIR	40%	£1,085,100	£-3,012,003	£-4,704,565	£-4,775,485	£-6,485,659	£-8,204,407
60% LAR : 40% CIR	45%	£-3,157,334	£-8,954,177	£-9,866,455	£-9,937,360	£-11,645,250	£-13,361,139
60% LAR : 40% CIR	50%	£-7,412,844	£-10,937,313	£-12,651,197	£-12,723,028	£-14,436,812	£-16,169,582

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£45,375,128	£38,981,658	£37,277,364	£37,205,959	£35,501,665	£33,797,371
60% LAR : 40% CIR	5%	£41,278,607	£35,187,870	£33,469,795	£33,398,664	£31,700,789	£29,992,914
60% LAR : 40% CIR	10%	£37,156,094	£31,340,005	£29,648,034	£29,577,152	£27,885,181	£26,173,729
60% LAR : 40% CIR	15%	£33,019,890	£27,498,790	£25,812,211	£25,741,556	£24,040,400	£22,328,086
60% LAR : 40% CIR	20%	£28,869,880	£23,644,149	£21,953,479	£21,881,954	£20,174,601	£18,467,246
60% LAR : 40% CIR	25%	£24,706,435	£19,771,402	£18,088,489	£17,997,159	£16,294,255	£14,591,352
60% LAR : 40% CIR	30%	£20,529,590	£15,868,596	£14,169,638	£14,098,459	£12,399,501	£10,700,544
60% LAR : 40% CIR	35%	£16,339,502	£11,952,538	£10,257,026	£10,185,988	£8,490,476	£6,782,701
60% LAR : 40% CIR	40%	£12,120,464	£8,023,361	£6,330,798	£6,259,878	£4,549,704	£2,831,317
60% LAR : 40% CIR	45%	£7,878,030	£4,081,188	£2,368,908	£2,297,004	£581,114	£-134,776
60% LAR : 40% CIR	50%	£3,622,520	£98,551	£-4,618,894	£-4,697,664	£-6,491,546	£-8,284,618

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£49,847,674	£43,854,204	£41,849,910	£41,778,505	£40,074,211	£38,369,917
60% LAR : 40% CIR	5%	£45,851,152	£39,740,216	£38,042,341	£37,971,209	£36,273,334	£34,575,459
60% LAR : 40% CIR	10%	£41,728,640	£35,912,551	£34,220,580	£34,149,698	£32,457,727	£30,746,274
60% LAR : 40% CIR	15%	£37,592,355	£32,071,336	£30,384,756	£30,314,102	£28,612,946	£26,900,631
60% LAR : 40% CIR	20%	£33,442,426	£28,216,694	£26,526,024	£26,456,500	£24,747,146	£23,035,792
60% LAR : 40% CIR	25%	£29,278,980	£24,343,947	£22,641,045	£22,569,704	£20,866,801	£19,163,897
60% LAR : 40% CIR	30%	£25,102,144	£20,441,141	£18,742,183	£18,671,005	£16,972,047	£15,273,089
60% LAR : 40% CIR	35%	£20,912,048	£16,525,084	£14,829,572	£14,758,534	£13,063,021	£11,355,247
60% LAR : 40% CIR	40%	£16,693,009	£12,595,906	£10,903,344	£10,832,424	£9,122,250	£7,403,863
60% LAR : 40% CIR	45%	£12,459,575	£8,653,132	£6,941,454	£6,869,549	£5,153,659	£3,437,770
60% LAR : 40% CIR	50%	£8,195,065	£4,670,596	£2,956,712	£2,884,881	£1,170,997	£-556,073

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£55,352,856	£48,959,385	£47,255,091	£47,183,686	£45,479,383	£43,775,089
60% LAR : 40% CIR	5%	£51,256,334	£45,145,398	£43,447,523	£43,376,391	£41,676,516	£39,980,641
60% LAR : 40% CIR	10%	£47,133,821	£41,317,733	£39,625,762	£39,554,879	£37,862,908	£36,151,456
60% LAR : 40% CIR	15%	£42,997,537	£37,476,518	£35,789,938	£35,719,283	£34,018,127	£32,305,913
60% LAR : 40% CIR	20%	£38,847,607	£33,621,876	£31,931,206	£31,860,681	£30,152,326	£28,444,973
60% LAR : 40% CIR	25%	£34,684,162	£29,749,129	£28,046,227	£27,974,886	£26,271,983	£24,569,079
60% LAR : 40% CIR	30%	£30,507,326	£25,846,323	£24,147,365	£24,076,186	£22,377,228	£20,678,271
60% LAR : 40% CIR	35%	£26,317,229	£21,930,266	£20,234,754	£20,163,715	£18,468,203	£16,760,429
60% LAR : 40% CIR	40%	£22,098,191	£18,001,888	£16,309,525	£16,237,606	£14,527,431	£12,809,044
60% LAR : 40% CIR	45%	£17,855,757	£14,058,914	£12,346,636	£12,274,731	£10,558,841	£8,842,952
60% LAR : 40% CIR	50%	£13,600,247	£10,075,778	£8,361,893	£8,290,063	£6,576,179	£4,843,108

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone A - Kings Cross Higher
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No Units	150
Site Area	0.27 Ha

Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£70,950,278	£64,462,363	£62,758,068	£62,686,664	£60,982,370	£59,278,075
60% LAR : 40% CIR	5%	£66,358,321	£60,154,149	£58,456,273	£58,385,142	£56,687,267	£54,989,382
60% LAR : 40% CIR	10%	£61,752,673	£55,832,258	£54,140,296	£54,069,405	£52,377,434	£50,685,462
60% LAR : 40% CIR	15%	£57,133,460	£51,496,816	£49,810,237	£49,739,582	£48,053,003	£46,366,423
60% LAR : 40% CIR	20%	£52,500,809	£47,147,948	£45,466,255	£45,395,804	£43,714,110	£42,032,416
60% LAR : 40% CIR	25%	£47,836,476	£42,785,780	£41,108,470	£41,038,201	£39,360,890	£37,682,580
60% LAR : 40% CIR	30%	£43,157,383	£38,410,436	£36,737,012	£36,666,803	£34,972,375	£33,278,417
60% LAR : 40% CIR	35%	£38,465,029	£34,022,042	£32,331,565	£32,260,527	£30,565,015	£28,869,502
60% LAR : 40% CIR	40%	£33,759,539	£29,599,563	£27,907,002	£27,836,081	£26,143,519	£24,450,958
60% LAR : 40% CIR	45%	£29,041,041	£25,159,055	£23,468,953	£23,398,128	£21,708,027	£19,998,147
60% LAR : 40% CIR	50%	£24,283,033	£20,705,677	£19,013,748	£18,941,919	£17,228,033	£15,514,148

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£44,318,733	£37,830,817	£36,126,522	£36,055,118	£34,350,824	£32,646,530
60% LAR : 40% CIR	5%	£39,726,775	£33,522,803	£31,824,728	£31,753,597	£30,055,722	£28,357,847
60% LAR : 40% CIR	10%	£35,121,127	£29,200,712	£27,568,740	£27,497,859	£25,745,885	£24,053,916
60% LAR : 40% CIR	15%	£30,501,915	£24,865,271	£23,178,691	£23,108,037	£21,421,457	£19,734,878
60% LAR : 40% CIR	20%	£25,889,264	£20,516,403	£18,834,709	£18,764,259	£17,082,564	£15,400,870
60% LAR : 40% CIR	25%	£21,204,930	£16,154,235	£14,476,924	£14,406,655	£12,729,345	£11,031,015
60% LAR : 40% CIR	30%	£16,525,339	£11,778,891	£10,105,266	£10,035,358	£8,340,830	£6,641,872
60% LAR : 40% CIR	35%	£11,833,483	£7,390,497	£5,700,020	£5,628,981	£3,933,469	£2,237,566
60% LAR : 40% CIR	40%	£7,127,993	£2,968,017	£1,275,456	£1,204,535	£-488,026	£-1,180,588
60% LAR : 40% CIR	45%	£2,409,496	£-1,472,491	£-3,162,593	£-3,233,418	£-4,923,518	£-6,633,399
60% LAR : 40% CIR	50%	£-2,348,819	£-3,925,868	£-7,617,797	£-7,689,627	£-9,403,512	£-11,117,398

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£55,354,097	£48,866,181	£47,181,886	£47,090,482	£45,386,188	£43,681,893
60% LAR : 40% CIR	5%	£50,762,139	£44,557,967	£42,860,092	£42,769,960	£41,065,666	£39,361,371
60% LAR : 40% CIR	10%	£46,156,491	£40,236,076	£38,544,104	£38,473,223	£36,781,252	£35,089,280
60% LAR : 40% CIR	15%	£41,537,279	£35,900,635	£34,214,055	£34,143,400	£32,456,821	£30,770,241
60% LAR : 40% CIR	20%	£36,904,628	£31,561,767	£29,870,073	£29,799,622	£28,117,928	£26,436,234
60% LAR : 40% CIR	25%	£32,240,294	£27,189,598	£25,512,286	£25,442,019	£23,764,708	£22,086,378
60% LAR : 40% CIR	30%	£27,561,201	£22,814,255	£21,140,830	£21,070,721	£19,376,193	£17,677,235
60% LAR : 40% CIR	35%	£22,888,847	£18,425,860	£16,735,383	£16,664,345	£14,968,833	£13,273,320
60% LAR : 40% CIR	40%	£18,163,357	£14,003,381	£12,310,820	£12,239,899	£10,547,337	£8,854,776
60% LAR : 40% CIR	45%	£13,444,859	£9,582,873	£7,872,771	£7,801,946	£6,111,845	£4,401,965
60% LAR : 40% CIR	50%	£8,696,851	£5,169,496	£3,417,566	£3,345,737	£1,631,851	£-86,934

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£59,926,642	£53,438,728	£51,734,432	£51,663,028	£49,958,734	£48,254,439
60% LAR : 40% CIR	5%	£55,334,684	£49,130,512	£47,432,637	£47,361,506	£45,663,631	£43,965,756
60% LAR : 40% CIR	10%	£50,729,036	£44,808,622	£43,116,650	£43,045,768	£41,353,797	£39,661,825
60% LAR : 40% CIR	15%	£46,109,824	£40,473,180	£38,786,601	£38,715,946	£37,029,366	£35,342,787
60% LAR : 40% CIR	20%	£41,477,173	£36,124,312	£34,442,618	£34,372,168	£32,680,473	£31,008,779
60% LAR : 40% CIR	25%	£36,812,839	£31,762,144	£30,084,833	£30,014,564	£28,337,254	£26,658,924
60% LAR : 40% CIR	30%	£32,133,747	£27,386,800	£26,713,375	£26,643,267	£24,948,739	£23,249,781
60% LAR : 40% CIR	35%	£27,441,392	£22,998,406	£21,307,929	£21,236,890	£19,541,378	£17,845,865
60% LAR : 40% CIR	40%	£22,735,903	£18,575,927	£16,883,365	£16,812,444	£15,119,883	£13,427,322
60% LAR : 40% CIR	45%	£18,017,405	£14,135,418	£12,445,316	£12,374,491	£10,684,391	£8,974,511
60% LAR : 40% CIR	50%	£13,259,396	£9,682,041	£7,990,112	£7,918,282	£6,204,397	£4,490,511

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£65,331,824	£58,843,908	£57,139,613	£57,068,209	£55,363,915	£53,659,620
60% LAR : 40% CIR	5%	£60,739,866	£54,535,694	£52,837,819	£52,766,688	£51,068,813	£49,370,937
60% LAR : 40% CIR	10%	£56,134,218	£50,213,803	£48,521,831	£48,450,950	£46,758,979	£45,067,007
60% LAR : 40% CIR	15%	£51,515,006	£45,878,362	£44,191,782	£44,121,128	£42,434,548	£40,747,968
60% LAR : 40% CIR	20%	£46,892,355	£41,529,494	£39,847,800	£39,777,350	£38,085,655	£36,413,861
60% LAR : 40% CIR	25%	£42,218,021	£37,167,326	£35,490,015	£35,419,746	£33,742,436	£32,044,105
60% LAR : 40% CIR	30%	£37,538,929	£32,791,982	£31,118,557	£31,048,448	£29,353,920	£27,654,962
60% LAR : 40% CIR	35%	£32,846,574	£28,403,587	£26,713,110	£26,642,072	£24,946,560	£23,251,047
60% LAR : 40% CIR	40%	£28,141,084	£23,981,108	£22,289,547	£22,217,626	£20,525,065	£18,832,593
60% LAR : 40% CIR	45%	£23,422,587	£19,540,600	£17,850,498	£17,779,673	£16,089,572	£14,379,692
60% LAR : 40% CIR	50%	£18,664,578	£15,087,223	£13,395,294	£13,323,464	£11,609,579	£9,895,693

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats	
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Value Area	Zone A - Lower Central Zone
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No Units	150
Site Area	0.27 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£80,929,247	£74,286,359	£72,807,879	£72,537,347	£70,858,667	£69,162,598
60% LAR : 40% CIR	10%	£75,838,341	£69,502,346	£67,829,988	£67,759,926	£66,077,563	£64,379,686
60% LAR : 40% CIR	15%	£70,733,744	£64,704,861	£63,036,357	£62,965,474	£61,273,503	£59,581,533
60% LAR : 40% CIR	20%	£65,615,583	£59,894,030	£58,212,081	£58,141,426	£56,454,847	£54,768,267
60% LAR : 40% CIR	25%	£60,483,983	£55,055,566	£53,373,872	£53,303,422	£51,621,728	£49,940,034
60% LAR : 40% CIR	30%	£55,339,070	£50,199,171	£48,521,861	£48,451,593	£46,774,282	£45,096,972
60% LAR : 40% CIR	35%	£50,180,959	£45,329,922	£43,658,177	£43,588,070	£41,912,845	£40,239,220
60% LAR : 40% CIR	40%	£44,994,374	£40,446,982	£38,776,951	£38,706,981	£37,036,950	£35,347,858
60% LAR : 40% CIR	45%	£39,786,626	£35,551,436	£33,884,312	£33,814,458	£32,123,540	£30,430,978
60% LAR : 40% CIR	50%	£34,565,872	£30,640,741	£28,950,639	£28,879,814	£27,189,712	£25,499,610
60% LAR : 40% CIR	50%	£29,332,236	£25,689,028	£24,000,901	£23,930,151	£22,242,023	£20,547,549

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£54,297,701	£47,654,814	£45,976,133	£45,905,802	£44,227,121	£42,531,052
60% LAR : 40% CIR	5%	£49,206,795	£42,870,800	£41,198,443	£41,128,381	£39,446,018	£37,748,143
60% LAR : 40% CIR	10%	£44,102,199	£38,073,316	£36,404,811	£36,333,929	£34,641,956	£32,949,987
60% LAR : 40% CIR	15%	£38,984,038	£33,262,484	£31,580,536	£31,509,881	£29,823,301	£28,136,722
60% LAR : 40% CIR	20%	£33,852,438	£28,424,021	£26,742,327	£26,671,877	£24,990,183	£23,308,489
60% LAR : 40% CIR	25%	£28,707,524	£23,567,626	£21,890,316	£21,820,407	£20,142,737	£18,465,426
60% LAR : 40% CIR	30%	£23,549,423	£18,688,956	£17,025,679	£16,954,524	£15,281,100	£13,607,675
60% LAR : 40% CIR	35%	£18,362,828	£13,815,437	£12,145,405	£12,075,436	£10,405,404	£8,716,313
60% LAR : 40% CIR	40%	£13,155,081	£8,919,891	£7,252,767	£7,182,912	£5,491,994	£3,799,433
60% LAR : 40% CIR	45%	£7,934,326	£4,009,195	£2,319,093	£2,248,269	£558,167	£-131,035
60% LAR : 40% CIR	50%	£2,700,691	£-942,517	£-2,630,844	£-2,701,399	£-4,389,522	£-6,083,596

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£65,333,065	£58,690,177	£57,011,497	£56,941,165	£55,262,485	£53,566,416
60% LAR : 40% CIR	5%	£60,242,159	£53,906,164	£52,233,807	£52,163,744	£50,481,362	£48,783,562
60% LAR : 40% CIR	10%	£55,137,562	£49,108,680	£47,440,175	£47,369,293	£45,677,322	£43,985,351
60% LAR : 40% CIR	15%	£50,019,402	£44,297,848	£42,615,899	£42,545,245	£40,858,665	£39,172,085
60% LAR : 40% CIR	20%	£44,887,801	£39,459,384	£37,777,691	£37,707,240	£36,025,546	£34,343,853
60% LAR : 40% CIR	25%	£39,742,888	£34,602,990	£32,925,679	£32,855,411	£31,178,107	£29,500,790
60% LAR : 40% CIR	30%	£34,584,787	£29,733,420	£28,059,995	£27,989,888	£26,316,463	£24,643,039
60% LAR : 40% CIR	35%	£29,398,192	£24,850,800	£23,180,769	£23,110,799	£21,440,768	£19,751,677
60% LAR : 40% CIR	40%	£24,190,444	£19,955,254	£18,288,130	£18,218,276	£16,527,358	£14,834,797
60% LAR : 40% CIR	45%	£18,969,690	£15,044,559	£13,354,457	£13,283,632	£11,593,530	£9,903,429
60% LAR : 40% CIR	50%	£13,736,054	£10,092,847	£8,404,719	£8,333,969	£6,645,842	£4,951,367

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£89,805,610	£83,282,723	£81,584,042	£81,513,711	£79,835,030	£78,158,962
60% LAR : 40% CIR	5%	£84,814,704	£78,476,709	£76,806,352	£76,736,290	£75,053,927	£73,379,052
60% LAR : 40% CIR	10%	£79,710,108	£73,681,225	£72,012,720	£71,941,838	£70,249,867	£68,557,896
60% LAR : 40% CIR	15%	£74,591,947	£68,870,393	£67,188,445	£67,117,790	£65,431,210	£63,744,631
60% LAR : 40% CIR	20%	£69,460,347	£64,031,930	£62,350,236	£62,279,786	£60,588,092	£58,896,398
60% LAR : 40% CIR	25%	£64,315,433	£59,175,535	£57,488,225	£57,417,966	£55,725,846	£54,033,336
60% LAR : 40% CIR	30%	£59,157,332	£54,305,966	£52,632,541	£52,562,433	£50,869,009	£49,176,584
60% LAR : 40% CIR	35%	£53,970,737	£49,423,346	£47,783,314	£47,713,345	£46,013,314	£44,324,222
60% LAR : 40% CIR	40%	£48,762,990	£44,527,800	£42,860,676	£42,790,821	£41,099,903	£39,407,342
60% LAR : 40% CIR	45%	£43,542,235	£39,617,104	£37,927,003	£37,856,178	£36,166,076	£34,475,974
60% LAR : 40% CIR	50%	£38,308,600	£34,665,382	£32,977,265	£32,906,514	£31,216,387	£29,523,913

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£75,310,792	£68,667,905	£66,989,224	£66,918,893	£65,240,212	£63,544,143
60% LAR : 40% CIR	5%	£70,219,886	£63,883,891	£62,211,534	£62,141,472	£60,459,109	£58,763,234
60% LAR : 40% CIR	10%	£65,115,290	£59,086,407	£57,347,902	£57,277,840	£55,655,049	£53,963,078
60% LAR : 40% CIR	15%	£59,997,129	£54,275,975	£52,393,627	£52,323,972	£50,686,392	£49,019,813
60% LAR : 40% CIR	20%	£54,865,529	£49,437,112	£47,745,418	£47,675,967	£46,003,274	£44,321,580
60% LAR : 40% CIR	25%	£49,720,615	£44,580,717	£42,903,406	£42,833,138	£41,155,828	£39,476,517
60% LAR : 40% CIR	30%	£44,562,514	£39,711,147	£38,037,723	£37,967,615	£36,294,190	£34,620,766
60% LAR : 40% CIR	35%	£39,375,919	£34,828,528	£33,158,496	£33,088,527	£31,418,495	£29,729,404
60% LAR : 40% CIR	40%	£34,168,172	£29,932,862	£28,265,658	£28,195,003	£26,505,085	£24,812,524
60% LAR : 40% CIR	45%	£28,947,417	£25,022,286	£23,323,184	£23,253,360	£21,571,258	£19,881,156
60% LAR : 40% CIR	50%	£23,713,782	£20,070,574	£18,382,446	£18,311,696	£16,623,569	£14,929,095

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats	
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Value Area	Zone A - Medium Central Zone
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No Units	150
Site Area	0.27 Ha

Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£104,159,984	£97,198,299	£95,519,618	£95,448,287	£93,770,607	£92,091,926
60% LAR : 40% CIR	5%	£97,922,297	£91,268,686	£89,596,331	£89,528,268	£87,853,911	£86,181,554
60% LAR : 40% CIR	10%	£91,671,126	£85,325,607	£83,659,065	£83,589,248	£81,922,705	£80,256,162
60% LAR : 40% CIR	15%	£85,406,595	£79,389,179	£77,707,946	£77,638,354	£75,977,122	£74,315,890
60% LAR : 40% CIR	20%	£79,111,390	£73,399,526	£71,743,105	£71,673,714	£70,017,294	£68,360,874
60% LAR : 40% CIR	25%	£72,802,264	£67,416,712	£65,764,669	£65,695,457	£64,043,355	£62,391,253
60% LAR : 40% CIR	30%	£66,478,950	£61,421,041	£59,772,766	£59,703,711	£58,055,437	£56,403,940
60% LAR : 40% CIR	35%	£60,144,571	£55,412,455	£53,767,524	£53,698,506	£52,028,476	£50,358,446
60% LAR : 40% CIR	40%	£53,796,256	£49,389,768	£47,722,643	£47,652,789	£45,985,665	£44,318,540
60% LAR : 40% CIR	45%	£47,435,129	£43,328,229	£41,663,528	£41,593,768	£39,929,066	£38,264,364
60% LAR : 40% CIR	50%	£41,051,573	£37,254,015	£35,591,259	£35,521,571	£33,856,815	£32,191,715

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£77,528,439	£70,566,754	£68,888,072	£68,817,742	£67,139,061	£65,460,381
60% LAR : 40% CIR	5%	£71,290,752	£64,637,143	£62,964,796	£62,894,723	£61,222,366	£59,550,008
60% LAR : 40% CIR	10%	£65,039,581	£58,694,961	£57,027,519	£56,957,703	£55,291,160	£53,624,617
60% LAR : 40% CIR	15%	£58,775,049	£52,737,634	£51,076,401	£51,006,808	£49,345,577	£47,684,345
60% LAR : 40% CIR	20%	£52,479,845	£46,767,981	£45,111,560	£45,042,168	£43,385,749	£41,729,329
60% LAR : 40% CIR	25%	£46,170,719	£40,785,227	£39,133,124	£39,063,912	£37,411,810	£35,759,708
60% LAR : 40% CIR	30%	£39,846,404	£34,789,466	£33,141,221	£33,072,166	£31,423,892	£29,775,295
60% LAR : 40% CIR	35%	£33,513,026	£28,780,910	£27,135,979	£27,066,951	£25,396,931	£23,726,500
60% LAR : 40% CIR	40%	£27,164,711	£22,758,223	£21,091,098	£21,021,244	£19,354,120	£17,686,994
60% LAR : 40% CIR	45%	£20,803,584	£16,696,683	£15,031,982	£14,962,222	£13,297,520	£11,632,819
60% LAR : 40% CIR	50%	£14,420,028	£10,622,470	£8,959,713	£8,890,026	£7,227,269	£5,550,170

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£88,563,802	£81,602,117	£79,923,436	£79,853,105	£78,174,425	£76,495,745
60% LAR : 40% CIR	5%	£82,326,115	£75,672,507	£74,000,150	£73,930,086	£72,257,729	£70,585,372
60% LAR : 40% CIR	10%	£76,074,944	£69,729,425	£68,062,883	£67,993,067	£66,326,525	£64,659,980
60% LAR : 40% CIR	15%	£69,810,413	£63,772,997	£62,111,764	£62,042,172	£60,380,940	£58,719,709
60% LAR : 40% CIR	20%	£63,515,208	£57,803,344	£56,146,923	£56,077,532	£54,411,112	£52,754,693
60% LAR : 40% CIR	25%	£57,206,083	£51,820,591	£50,168,487	£50,099,275	£48,447,173	£46,795,071
60% LAR : 40% CIR	30%	£50,893,768	£45,824,860	£44,176,585	£44,107,529	£42,459,256	£40,811,759
60% LAR : 40% CIR	35%	£44,548,390	£39,816,274	£38,171,342	£38,102,324	£36,432,294	£34,762,264
60% LAR : 40% CIR	40%	£38,200,074	£33,793,587	£32,126,461	£32,056,607	£30,389,483	£28,722,358
60% LAR : 40% CIR	45%	£31,838,947	£27,732,047	£26,067,346	£25,997,586	£24,332,884	£22,668,183
60% LAR : 40% CIR	50%	£25,458,391	£21,657,833	£19,995,077	£19,925,389	£18,262,633	£16,595,534

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£93,136,348	£86,174,663	£84,495,981	£84,425,651	£82,746,970	£81,068,290
60% LAR : 40% CIR	5%	£86,898,661	£80,245,052	£78,572,695	£78,502,632	£76,830,275	£75,157,917
60% LAR : 40% CIR	10%	£80,647,490	£74,301,971	£72,635,428	£72,565,612	£70,899,069	£69,232,526
60% LAR : 40% CIR	15%	£74,382,959	£68,345,543	£66,684,310	£66,614,717	£64,953,486	£63,292,254
60% LAR : 40% CIR	20%	£68,087,754	£62,375,890	£60,719,469	£60,650,078	£59,003,658	£57,357,238
60% LAR : 40% CIR	25%	£61,778,629	£56,393,136	£54,741,033	£54,671,821	£53,019,719	£51,367,617
60% LAR : 40% CIR	30%	£55,456,314	£50,397,405	£48,749,130	£48,680,075	£47,031,801	£45,383,304
60% LAR : 40% CIR	35%	£49,120,935	£44,388,819	£42,743,888	£42,674,870	£41,004,840	£39,334,809
60% LAR : 40% CIR	40%	£42,772,620	£38,366,132	£36,699,007	£36,629,153	£34,962,029	£33,294,904
60% LAR : 40% CIR	45%	£36,411,493	£32,304,953	£30,633,891	£30,570,131	£28,905,429	£27,240,728
60% LAR : 40% CIR	50%	£30,027,937	£26,230,379	£24,567,622	£24,497,835	£22,835,178	£21,158,079

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£98,541,530	£91,579,845	£89,901,163	£89,830,833	£88,152,152	£86,473,472
60% LAR : 40% CIR	5%	£92,303,843	£85,650,234	£83,977,877	£83,907,814	£82,235,456	£80,563,099
60% LAR : 40% CIR	10%	£86,052,672	£79,707,152	£78,040,610	£77,970,794	£76,304,251	£74,637,707
60% LAR : 40% CIR	15%	£79,788,140	£73,750,724	£72,089,492	£72,019,899	£70,358,668	£68,697,436
60% LAR : 40% CIR	20%	£73,492,936	£67,781,071	£66,124,651	£66,055,259	£64,398,840	£62,742,420
60% LAR : 40% CIR	25%	£67,183,810	£61,798,318	£60,146,215	£60,077,003	£58,424,901	£56,772,798
60% LAR : 40% CIR	30%	£60,861,495	£55,802,587	£54,154,312	£54,085,257	£52,436,983	£50,788,486
60% LAR : 40% CIR	35%	£54,526,117	£49,794,001	£48,149,070	£48,080,052	£46,410,022	£44,739,991
60% LAR : 40% CIR	40%	£48,177,802	£43,771,314	£42,104,189	£42,034,335	£40,367,210	£38,700,085
60% LAR : 40% CIR	45%	£41,816,675	£37,709,774	£36,045,073	£35,975,313	£34,310,611	£32,645,910
60% LAR : 40% CIR	50%	£35,433,119	£31,635,561	£29,972,804	£29,903,117	£28,240,360	£26,563,261

LB Camden
Local Plan Viability Testing 2023

Rasi 14 - 150 Flats	
No Units	150
Site Area	0.27 Ha

Value Area	Zone A - Higher Central Zone
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Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£117,399,805	£110,254,134	£108,600,682	£108,531,408	£106,963,143	£105,184,463
60% LAR : 40% CIR	5%	£110,500,127	£103,886,884	£102,034,241	£101,964,178	£100,291,821	£98,619,464
60% LAR : 40% CIR	10%	£103,588,965	£97,106,363	£95,442,347	£95,372,531	£93,705,989	£92,039,446
60% LAR : 40% CIR	15%	£96,660,442	£90,497,835	£88,836,603	£88,767,010	£87,105,779	£85,444,547
60% LAR : 40% CIR	20%	£89,720,683	£83,873,555	£82,217,135	£82,147,744	£80,481,323	£78,834,904
60% LAR : 40% CIR	25%	£82,767,810	£77,236,175	£75,584,072	£75,514,860	£73,862,758	£72,210,655
60% LAR : 40% CIR	30%	£75,793,653	£70,585,917	£68,937,542	£68,868,488	£67,220,213	£65,571,938
60% LAR : 40% CIR	35%	£68,793,010	£63,922,605	£62,277,672	£62,208,754	£60,563,822	£58,918,890
60% LAR : 40% CIR	40%	£61,779,431	£57,246,662	£55,604,593	£55,535,788	£53,893,283	£52,246,159
60% LAR : 40% CIR	45%	£54,753,039	£50,558,112	£48,912,177	£48,842,417	£47,177,716	£45,513,015
60% LAR : 40% CIR	50%	£47,713,960	£43,843,697	£42,180,940	£42,111,253	£40,446,497	£38,785,740

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£90,768,259	£83,622,589	£81,969,137	£81,899,862	£80,231,598	£78,552,917
60% LAR : 40% CIR	5%	£83,868,581	£77,055,338	£75,402,696	£75,332,633	£73,660,276	£71,987,918
60% LAR : 40% CIR	10%	£76,959,420	£70,474,818	£68,810,802	£68,740,986	£67,074,443	£65,402,900
60% LAR : 40% CIR	15%	£70,028,897	£63,866,290	£62,205,057	£62,135,465	£60,474,233	£58,813,001
60% LAR : 40% CIR	20%	£63,089,138	£57,242,010	£55,585,590	£55,516,199	£53,859,778	£52,203,358
60% LAR : 40% CIR	25%	£56,136,264	£50,604,630	£48,952,527	£48,883,315	£47,231,212	£45,579,109
60% LAR : 40% CIR	30%	£49,162,108	£43,954,271	£42,305,996	£42,236,942	£40,588,697	£38,940,362
60% LAR : 40% CIR	35%	£42,161,465	£37,291,059	£35,648,127	£35,577,208	£33,932,276	£32,287,345
60% LAR : 40% CIR	40%	£35,147,886	£30,615,116	£28,973,047	£28,904,243	£27,261,737	£25,619,613
60% LAR : 40% CIR	45%	£28,121,493	£23,926,566	£22,280,632	£22,210,872	£20,566,170	£18,921,469
60% LAR : 40% CIR	50%	£21,082,414	£17,212,152	£15,549,395	£15,479,708	£13,816,951	£12,154,195

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£101,803,623	£94,657,952	£93,004,200	£92,935,226	£91,266,961	£89,588,281
60% LAR : 40% CIR	5%	£94,903,945	£88,090,702	£86,438,060	£86,367,996	£84,699,539	£83,022,282
60% LAR : 40% CIR	10%	£87,990,783	£81,510,181	£79,846,166	£79,776,349	£78,109,806	£76,443,264
60% LAR : 40% CIR	15%	£81,064,260	£74,901,654	£73,240,421	£73,170,828	£71,509,597	£69,848,365
60% LAR : 40% CIR	20%	£74,124,501	£68,277,373	£66,620,954	£66,551,562	£64,895,141	£63,238,722
60% LAR : 40% CIR	25%	£67,171,628	£61,639,993	£59,987,890	£59,918,678	£58,262,576	£56,606,473
60% LAR : 40% CIR	30%	£60,197,471	£54,989,635	£53,341,360	£53,272,306	£51,624,031	£49,975,756
60% LAR : 40% CIR	35%	£53,196,828	£48,326,423	£46,681,491	£46,612,572	£44,967,640	£43,322,709
60% LAR : 40% CIR	40%	£46,183,249	£41,650,480	£40,008,411	£39,939,606	£38,297,101	£36,652,977
60% LAR : 40% CIR	45%	£39,156,857	£34,961,930	£33,315,995	£33,246,235	£31,581,534	£29,916,833
60% LAR : 40% CIR	50%	£32,117,778	£28,247,515	£26,584,759	£26,515,071	£24,852,315	£23,189,558

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£106,376,188	£99,230,498	£97,077,048	£97,007,771	£95,339,507	£93,666,826
60% LAR : 40% CIR	5%	£99,476,491	£92,663,247	£91,010,605	£90,940,542	£89,288,185	£87,635,828
60% LAR : 40% CIR	10%	£92,563,329	£86,082,727	£84,418,711	£84,348,895	£82,682,352	£81,015,809
60% LAR : 40% CIR	15%	£85,636,806	£79,474,199	£77,812,966	£77,743,374	£76,082,142	£74,420,910
60% LAR : 40% CIR	20%	£78,697,047	£72,849,919	£71,193,499	£71,124,108	£69,467,687	£67,811,267
60% LAR : 40% CIR	25%	£71,744,173	£66,212,539	£64,564,436	£64,491,224	£62,839,122	£61,187,018
60% LAR : 40% CIR	30%	£64,770,017	£59,562,180	£57,913,906	£57,844,851	£56,196,576	£54,548,301
60% LAR : 40% CIR	35%	£57,769,374	£52,898,968	£51,254,036	£51,185,118	£49,540,185	£47,895,254
60% LAR : 40% CIR	40%	£50,755,795	£46,223,025	£44,580,956	£44,512,152	£42,869,646	£41,220,522
60% LAR : 40% CIR	45%	£43,729,402	£39,534,475	£37,889,541	£37,819,781	£36,154,080	£34,489,378
60% LAR : 40% CIR	50%	£36,690,324	£32,820,061	£31,157,304	£31,087,617	£29,424,860	£27,762,104

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£111,781,350	£104,635,680	£102,982,228	£102,912,953	£101,244,689	£99,566,008
60% LAR : 40% CIR	5%	£104,881,672	£98,068,429	£96,415,787	£96,345,724	£94,673,367	£93,001,009
60% LAR : 40% CIR	10%	£97,968,511	£91,487,909	£89,823,893	£89,754,077	£88,087,533	£86,420,991
60% LAR : 40% CIR	15%	£91,041,988	£84,879,381	£83,218,148	£83,148,556	£81,487,324	£79,826,292
60% LAR : 40% CIR	20%	£84,102,229	£78,255,101	£76,598,681	£76,529,289	£74,872,869	£73,218,449
60% LAR : 40% CIR	25%	£77,149,355	£71,617,721	£69,965,617	£69,896,405	£68,244,303	£66,592,200
60% LAR : 40% CIR	30%	£70,175,198	£64,967,362	£63,319,087	£63,250,033	£61,601,758	£59,953,483
60% LAR : 40% CIR	35%	£63,174,556	£58,304,150	£56,659,218	£56,590,299	£54,945,367	£53,300,436
60% LAR : 40% CIR	40%	£56,169,977	£51,628,207	£49,986,138	£49,917,333	£48,274,826	£46,637,704
60% LAR : 40% CIR	45%	£49,134,554	£44,939,607	£43,293,722	£43,223,963	£41,589,261	£39,954,560
60% LAR : 40% CIR	50%	£42,095,505	£38,225,243	£36,562,486	£36,492,799	£34,830,042	£33,167,286

**LB Camden
Local Plan Viability Testing 2023**

Resi 15 - 200 Flats	
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Value Area	Zone A - Zone 1 and Eastern Central Zone
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No Units	200
Site Area	0.29 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£73,922,416	£65,797,528	£63,478,081	£63,386,536	£61,067,089	£58,742,006
60% LAR : 40% CIR	5%	£68,713,314	£60,942,453	£58,831,329	£58,540,133	£56,228,010	£53,884,791
60% LAR : 40% CIR	10%	£63,484,886	£56,068,773	£53,765,271	£53,674,395	£51,345,168	£49,006,518
60% LAR : 40% CIR	15%	£58,213,786	£51,176,650	£48,862,576	£48,770,610	£46,438,991	£44,107,372
60% LAR : 40% CIR	20%	£52,924,106	£46,255,099	£43,929,811	£43,838,110	£41,512,822	£39,187,533
60% LAR : 40% CIR	25%	£47,616,010	£41,297,604	£38,977,951	£38,886,488	£36,566,835	£34,219,154
60% LAR : 40% CIR	30%	£42,289,658	£36,321,872	£34,007,167	£33,915,912	£31,571,022	£29,220,999
60% LAR : 40% CIR	35%	£36,921,154	£31,328,068	£28,986,239	£28,893,774	£26,548,082	£24,202,388
60% LAR : 40% CIR	40%	£31,523,949	£26,281,963	£23,939,915	£23,847,603	£21,497,446	£19,119,662
60% LAR : 40% CIR	45%	£26,102,904	£21,213,976	£18,856,553	£18,762,960	£16,388,186	£14,012,273
60% LAR : 40% CIR	50%	£20,625,732	£16,097,796	£13,725,349	£13,631,853	£11,237,846	£8,829,200

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£46,022,701	£37,897,814	£36,578,367	£36,486,822	£33,167,375	£30,842,292
60% LAR : 40% CIR	5%	£40,813,599	£33,942,738	£30,731,615	£30,640,419	£28,329,296	£25,985,076
60% LAR : 40% CIR	10%	£35,585,172	£28,169,059	£25,885,556	£25,774,681	£23,445,454	£21,106,804
60% LAR : 40% CIR	15%	£30,314,072	£23,276,936	£20,962,862	£20,870,896	£18,539,276	£16,207,658
60% LAR : 40% CIR	20%	£25,024,392	£18,355,385	£16,030,096	£15,938,396	£13,613,108	£11,287,818
60% LAR : 40% CIR	25%	£19,716,296	£13,397,890	£11,078,237	£10,986,773	£8,667,120	£6,319,440
60% LAR : 40% CIR	30%	£14,389,944	£8,422,156	£6,107,453	£6,016,156	£3,671,308	£1,321,258
60% LAR : 40% CIR	35%	£9,021,439	£3,426,354	£1,086,524	£994,050	£-1,351,833	£-3,697,368
60% LAR : 40% CIR	40%	£3,624,235	£-1,817,571	£-3,959,799	£-4,052,111	£-6,402,269	£-8,780,052
60% LAR : 40% CIR	45%	£-1,798,811	£-6,885,738	£-9,043,161	£-9,136,784	£-11,511,528	£-13,887,442
60% LAR : 40% CIR	50%	£-7,273,882	£-11,891,918	£-14,174,365	£-14,267,861	£-16,867,868	£-19,076,515

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£57,583,558	£49,458,671	£47,139,224	£47,047,679	£44,728,232	£42,403,749
60% LAR : 40% CIR	5%	£52,374,456	£44,603,596	£42,292,472	£42,201,276	£39,896,153	£37,545,333
60% LAR : 40% CIR	10%	£47,146,029	£39,729,916	£37,426,414	£37,335,538	£35,006,311	£32,667,661
60% LAR : 40% CIR	15%	£41,874,929	£34,837,793	£32,523,719	£32,431,753	£30,100,134	£27,768,515
60% LAR : 40% CIR	20%	£36,585,249	£29,916,242	£27,590,954	£27,499,253	£25,173,965	£22,848,676
60% LAR : 40% CIR	25%	£31,277,153	£24,958,747	£22,639,994	£22,547,630	£20,227,977	£17,880,297
60% LAR : 40% CIR	30%	£25,950,801	£19,983,015	£17,688,310	£17,577,085	£15,232,165	£12,882,142
60% LAR : 40% CIR	35%	£20,582,296	£14,989,211	£12,647,381	£12,554,917	£10,209,224	£7,863,531
60% LAR : 40% CIR	40%	£15,185,092	£9,943,106	£7,601,058	£7,508,746	£5,158,588	£2,780,805
60% LAR : 40% CIR	45%	£9,764,047	£4,875,119	£2,571,696	£2,424,103	£49,329	£-2,336,584
60% LAR : 40% CIR	50%	£4,286,875	£-1,841,861	£-6,619,868	£-6,707,684	£-9,101,811	£-11,598,657

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£62,373,844	£54,248,956	£51,929,510	£51,837,984	£49,518,518	£47,193,435
60% LAR : 40% CIR	5%	£57,164,742	£49,393,881	£47,082,758	£46,991,562	£44,680,439	£42,336,219
60% LAR : 40% CIR	10%	£51,936,314	£44,520,202	£42,216,699	£42,125,824	£39,796,597	£37,457,947
60% LAR : 40% CIR	15%	£46,665,215	£39,628,078	£37,314,005	£37,222,039	£34,890,419	£32,558,801
60% LAR : 40% CIR	20%	£41,375,535	£34,706,528	£32,381,239	£32,289,539	£29,964,251	£27,638,961
60% LAR : 40% CIR	25%	£36,067,439	£29,749,032	£27,429,379	£27,337,916	£25,018,263	£22,670,883
60% LAR : 40% CIR	30%	£30,741,087	£24,773,301	£22,458,596	£22,367,341	£20,022,451	£17,672,428
60% LAR : 40% CIR	35%	£25,372,582	£19,779,497	£17,437,667	£17,346,203	£14,999,510	£12,653,817
60% LAR : 40% CIR	40%	£19,975,378	£14,733,392	£12,391,344	£12,299,032	£9,948,874	£7,571,091
60% LAR : 40% CIR	45%	£14,554,332	£9,685,405	£7,307,692	£7,214,389	£4,839,815	£2,463,701
60% LAR : 40% CIR	50%	£9,077,160	£4,549,225	£2,176,777	£2,083,282	£-310,725	£-2,739,372

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,801,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£68,036,416	£59,911,528	£57,582,081	£57,500,536	£55,181,089	£52,856,006
60% LAR : 40% CIR	5%	£62,827,314	£55,056,453	£52,745,329	£52,654,133	£50,343,010	£47,998,791
60% LAR : 40% CIR	10%	£57,598,886	£50,182,773	£47,879,271	£47,788,395	£45,459,168	£43,120,518
60% LAR : 40% CIR	15%	£52,327,786	£45,290,650	£42,976,576	£42,886,610	£40,552,991	£38,221,372
60% LAR : 40% CIR	20%	£47,038,106	£40,389,059	£38,043,811	£37,952,110	£35,626,822	£33,301,633
60% LAR : 40% CIR	25%	£41,730,010	£35,411,604	£33,091,951	£33,000,488	£30,680,835	£28,333,154
60% LAR : 40% CIR	30%	£36,403,658	£30,435,872	£28,121,167	£28,029,912	£25,685,022	£23,334,999
60% LAR : 40% CIR	35%	£31,035,154	£25,442,068	£23,100,239	£23,007,774	£20,662,882	£18,316,388
60% LAR : 40% CIR	40%	£25,637,949	£20,395,963	£18,053,915	£17,961,603	£15,611,446	£13,233,662
60% LAR : 40% CIR	45%	£20,216,904	£15,327,976	£12,970,553	£12,878,960	£10,502,186	£8,126,273
60% LAR : 40% CIR	50%	£14,739,732	£10,211,796	£7,839,349	£7,745,853	£5,351,846	£2,943,200

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone A - Kings Cross Lower
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No Units	200
Site Area	0.29 Ha

Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£73,922,416	£65,797,528	£63,478,081	£63,386,536	£61,067,089	£58,742,006
60% LAR : 40% CIR	5%	£68,713,314	£60,942,453	£58,631,329	£58,540,133	£56,229,010	£53,884,781
60% LAR : 40% CIR	10%	£63,484,886	£56,068,773	£53,765,271	£53,674,395	£51,345,168	£49,008,518
60% LAR : 40% CIR	15%	£58,213,786	£51,176,650	£48,862,576	£48,770,610	£46,438,911	£44,107,372
60% LAR : 40% CIR	20%	£52,924,106	£46,255,099	£43,929,811	£43,838,110	£41,512,822	£39,187,533
60% LAR : 40% CIR	25%	£47,616,010	£41,297,804	£38,977,951	£38,886,488	£36,566,835	£34,219,154
60% LAR : 40% CIR	30%	£42,289,658	£36,321,872	£34,007,167	£33,915,912	£31,571,022	£29,220,999
60% LAR : 40% CIR	35%	£36,921,154	£31,328,068	£28,986,239	£28,893,774	£26,548,082	£24,202,388
60% LAR : 40% CIR	40%	£31,523,949	£26,281,963	£23,939,915	£23,847,603	£21,497,446	£19,119,662
60% LAR : 40% CIR	45%	£26,102,904	£21,213,976	£18,856,553	£18,762,960	£16,388,186	£14,012,273
60% LAR : 40% CIR	50%	£20,626,732	£16,097,796	£13,725,349	£13,631,853	£11,237,846	£8,829,200

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£46,022,701	£37,897,814	£35,578,367	£35,486,822	£33,167,375	£30,842,292
60% LAR : 40% CIR	5%	£40,813,599	£33,042,738	£30,731,615	£30,640,419	£28,329,296	£25,985,076
60% LAR : 40% CIR	10%	£35,585,172	£28,189,059	£25,865,556	£25,774,681	£23,445,454	£21,106,804
60% LAR : 40% CIR	15%	£30,314,072	£23,276,936	£20,962,862	£20,870,896	£18,539,276	£16,207,658
60% LAR : 40% CIR	20%	£25,024,392	£18,355,385	£16,030,096	£15,938,396	£13,613,108	£11,287,818
60% LAR : 40% CIR	25%	£19,716,296	£13,397,890	£11,078,237	£10,986,773	£8,667,120	£6,319,440
60% LAR : 40% CIR	30%	£14,389,944	£8,422,158	£6,107,453	£6,016,198	£3,671,308	£1,321,285
60% LAR : 40% CIR	35%	£9,021,438	£3,426,354	£1,086,524	£994,060	£-451,833	£-857,326
60% LAR : 40% CIR	40%	£3,624,235	£-1,617,751	£-3,959,799	£-4,052,111	£-8,402,269	£-8,780,552
60% LAR : 40% CIR	45%	£-1,798,811	£-6,685,738	£-9,043,161	£-9,136,754	£-11,511,528	£-13,897,442
60% LAR : 40% CIR	50%	£-7,273,862	£-11,681,918	£-14,174,385	£-14,267,861	£-16,661,868	£-19,070,515

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£57,583,558	£49,458,671	£47,139,224	£47,047,679	£44,728,232	£42,403,149
60% LAR : 40% CIR	5%	£52,374,456	£44,603,596	£42,292,472	£42,201,276	£39,880,153	£37,545,933
60% LAR : 40% CIR	10%	£47,146,029	£39,729,916	£37,426,414	£37,335,538	£35,006,311	£32,667,661
60% LAR : 40% CIR	15%	£41,874,929	£34,837,793	£32,523,719	£32,431,753	£30,100,134	£27,768,515
60% LAR : 40% CIR	20%	£36,585,249	£29,916,242	£27,590,954	£27,499,253	£25,173,965	£22,848,676
60% LAR : 40% CIR	25%	£31,277,153	£24,988,747	£22,639,984	£22,547,630	£20,227,977	£17,880,287
60% LAR : 40% CIR	30%	£25,950,801	£19,983,015	£17,668,310	£17,577,055	£15,232,165	£12,882,142
60% LAR : 40% CIR	35%	£20,582,296	£14,989,211	£12,647,381	£12,554,917	£10,209,224	£7,863,531
60% LAR : 40% CIR	40%	£15,185,092	£9,943,106	£7,601,058	£7,508,746	£5,158,588	£2,780,805
60% LAR : 40% CIR	45%	£9,764,047	£4,875,119	£2,517,696	£2,424,103	£49,329	£-2,396,594
60% LAR : 40% CIR	50%	£4,286,875	£-241,061	£-6,613,568	£-6,707,004	£-8,101,911	£-9,599,657

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£62,373,844	£54,248,968	£51,929,510	£51,837,284	£49,518,518	£47,193,435
60% LAR : 40% CIR	5%	£57,164,742	£49,393,881	£47,082,758	£46,991,562	£44,680,439	£42,336,219
60% LAR : 40% CIR	10%	£51,936,314	£44,520,202	£42,216,699	£42,125,824	£39,796,597	£37,457,947
60% LAR : 40% CIR	15%	£46,665,215	£39,628,078	£37,314,005	£37,222,039	£34,890,419	£32,558,801
60% LAR : 40% CIR	20%	£41,375,535	£34,706,528	£32,381,239	£32,289,539	£29,964,251	£27,638,961
60% LAR : 40% CIR	25%	£36,081,439	£29,749,032	£27,429,379	£27,337,916	£25,018,263	£22,670,683
60% LAR : 40% CIR	30%	£30,741,087	£24,773,301	£22,458,596	£22,367,341	£20,022,451	£17,672,428
60% LAR : 40% CIR	35%	£25,372,582	£19,779,497	£17,437,667	£17,345,203	£14,999,510	£12,653,817
60% LAR : 40% CIR	40%	£19,975,378	£14,733,392	£12,391,344	£12,299,032	£9,948,874	£7,571,091
60% LAR : 40% CIR	45%	£14,554,332	£9,685,405	£7,307,982	£7,214,389	£4,859,615	£2,463,701
60% LAR : 40% CIR	50%	£9,077,160	£4,549,225	£2,176,777	£2,083,282	£-310,725	£-719,372

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£68,036,416	£59,911,528	£57,592,081	£57,500,536	£55,181,088	£52,856,006
60% LAR : 40% CIR	5%	£62,827,314	£55,056,453	£52,745,329	£52,654,133	£50,343,010	£47,998,791
60% LAR : 40% CIR	10%	£57,598,886	£50,182,773	£47,879,271	£47,788,395	£45,459,168	£43,120,518
60% LAR : 40% CIR	15%	£52,327,786	£45,290,650	£42,976,576	£42,884,610	£40,552,991	£38,221,372
60% LAR : 40% CIR	20%	£47,038,106	£40,369,959	£38,043,811	£37,952,110	£35,626,822	£33,301,533
60% LAR : 40% CIR	25%	£41,730,010	£35,411,604	£33,091,951	£33,000,488	£30,680,835	£28,333,154
60% LAR : 40% CIR	30%	£36,403,658	£30,435,872	£28,121,167	£28,029,912	£25,685,022	£23,334,999
60% LAR : 40% CIR	35%	£31,035,154	£25,442,068	£23,100,239	£23,007,774	£20,662,082	£18,316,388
60% LAR : 40% CIR	40%	£25,637,949	£20,395,863	£18,053,915	£17,961,603	£15,611,446	£13,233,662
60% LAR : 40% CIR	45%	£20,216,904	£15,327,976	£12,970,553	£12,878,960	£10,502,186	£8,128,273
60% LAR : 40% CIR	50%	£14,739,732	£10,211,796	£7,839,349	£7,745,853	£5,351,846	£2,943,200

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats	
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Value Area	Zone A - Kings Cross Higher
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No Units	200
Site Area	0.29 Ha

Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£86,645,593	£78,374,813	£76,089,244	£75,997,699	£73,878,253	£71,358,806
60% LAR : 40% CIR	5%	£80,800,333	£72,913,261	£70,611,933	£70,520,738	£68,209,615	£65,898,482
60% LAR : 40% CIR	10%	£74,936,450	£67,418,619	£65,115,317	£65,024,442	£62,720,939	£60,417,437
60% LAR : 40% CIR	15%	£69,054,105	£61,896,139	£59,589,561	£59,508,977	£57,212,400	£54,915,822
60% LAR : 40% CIR	20%	£63,153,459	£56,355,174	£54,064,832	£53,974,510	£51,684,167	£49,382,750
60% LAR : 40% CIR	25%	£57,228,081	£50,796,087	£48,521,296	£48,421,207	£46,106,102	£43,786,449
60% LAR : 40% CIR	30%	£51,280,925	£45,219,038	£42,910,483	£42,819,228	£40,504,522	£38,189,617
60% LAR : 40% CIR	35%	£45,275,678	£39,595,433	£37,284,993	£37,193,918	£34,883,479	£32,550,703
60% LAR : 40% CIR	40%	£39,272,504	£33,947,766	£31,640,917	£31,549,993	£29,211,692	£26,869,645
60% LAR : 40% CIR	45%	£33,217,848	£28,277,935	£25,938,852	£25,846,666	£23,507,583	£21,155,480
60% LAR : 40% CIR	50%	£27,136,454	£22,549,919	£20,213,127	£20,121,037	£17,752,195	£15,379,748

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£58,745,879	£50,475,099	£48,189,529	£48,097,985	£45,778,538	£43,459,091
60% LAR : 40% CIR	5%	£52,900,619	£45,013,567	£42,712,219	£42,621,024	£40,309,901	£37,998,777
60% LAR : 40% CIR	10%	£47,036,736	£39,519,105	£37,215,603	£37,124,728	£34,821,225	£32,517,723
60% LAR : 40% CIR	15%	£41,154,391	£33,996,424	£31,699,846	£31,609,262	£29,312,685	£27,016,107
60% LAR : 40% CIR	20%	£35,253,745	£28,455,460	£26,165,118	£26,074,796	£23,784,453	£21,483,036
60% LAR : 40% CIR	25%	£29,328,366	£22,896,373	£20,611,582	£20,521,493	£18,206,388	£15,886,735
60% LAR : 40% CIR	30%	£23,381,211	£17,319,324	£15,010,768	£14,919,513	£12,604,808	£10,280,163
60% LAR : 40% CIR	35%	£17,375,964	£11,695,718	£9,385,279	£9,294,204	£6,983,764	£4,650,959
60% LAR : 40% CIR	40%	£11,372,790	£6,048,052	£3,741,203	£3,650,279	£1,311,978	£-1,030,070
60% LAR : 40% CIR	45%	£5,318,134	£378,221	£-1,960,882	£-2,053,049	£-4,382,131	£-6,744,234
60% LAR : 40% CIR	50%	£-761,261	£-3,349,796	£-7,690,587	£-7,776,677	£-10,147,519	£-12,519,967

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£70,306,736	£62,035,956	£59,750,396	£59,658,842	£57,339,995	£55,019,949
60% LAR : 40% CIR	5%	£64,461,476	£56,574,424	£54,237,076	£54,145,881	£51,870,758	£49,550,634
60% LAR : 40% CIR	10%	£58,597,593	£51,079,962	£48,776,460	£48,685,585	£46,382,062	£44,078,580
60% LAR : 40% CIR	15%	£52,715,248	£45,557,282	£43,260,704	£43,170,120	£40,873,543	£38,576,965
60% LAR : 40% CIR	20%	£46,814,602	£40,016,317	£37,725,975	£37,635,653	£35,345,310	£33,022,893
60% LAR : 40% CIR	25%	£40,889,223	£34,457,230	£32,172,459	£32,082,350	£29,787,245	£27,441,592
60% LAR : 40% CIR	30%	£34,922,068	£28,880,181	£26,571,625	£26,480,370	£24,165,665	£21,850,960
60% LAR : 40% CIR	35%	£28,936,821	£23,256,575	£20,946,136	£20,855,061	£18,544,622	£16,211,846
60% LAR : 40% CIR	40%	£22,933,647	£17,608,909	£15,302,060	£15,211,136	£12,872,835	£10,530,787
60% LAR : 40% CIR	45%	£16,878,991	£11,939,078	£9,599,995	£9,507,809	£7,188,726	£4,816,623
60% LAR : 40% CIR	50%	£10,799,597	£6,211,061	£3,874,270	£3,782,180	£1,413,338	£-856,168

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£75,207,022	£66,826,241	£64,540,672	£64,449,128	£62,129,681	£59,810,234
60% LAR : 40% CIR	5%	£69,251,762	£61,364,709	£59,063,362	£58,972,167	£56,661,043	£54,349,920
60% LAR : 40% CIR	10%	£63,387,879	£55,870,248	£53,566,746	£53,475,870	£51,172,368	£48,868,866
60% LAR : 40% CIR	15%	£57,505,534	£50,347,567	£48,050,989	£47,960,405	£45,663,828	£43,367,250
60% LAR : 40% CIR	20%	£51,604,887	£44,806,603	£42,516,261	£42,425,939	£40,135,596	£37,814,179
60% LAR : 40% CIR	25%	£45,678,509	£39,247,516	£36,967,224	£36,877,636	£34,557,531	£32,237,876
60% LAR : 40% CIR	30%	£39,712,354	£33,670,467	£31,361,911	£31,270,656	£28,955,951	£26,641,246
60% LAR : 40% CIR	35%	£33,727,106	£28,046,861	£25,736,422	£25,645,346	£23,334,907	£21,002,132
60% LAR : 40% CIR	40%	£27,723,933	£22,399,195	£20,092,346	£20,001,421	£17,683,121	£15,321,073
60% LAR : 40% CIR	45%	£21,669,277	£16,729,364	£14,390,281	£14,298,094	£11,959,012	£9,606,909
60% LAR : 40% CIR	50%	£15,589,882	£11,001,347	£8,664,556	£8,572,466	£6,203,623	£3,831,176

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£80,759,593	£72,488,813	£70,203,244	£70,111,699	£67,792,253	£65,472,806
60% LAR : 40% CIR	5%	£74,914,333	£67,027,281	£64,725,933	£64,634,738	£62,323,615	£60,012,492
60% LAR : 40% CIR	10%	£69,050,450	£61,532,819	£59,229,317	£59,138,442	£56,834,939	£54,531,437
60% LAR : 40% CIR	15%	£63,168,105	£56,010,139	£53,713,261	£53,622,977	£51,326,400	£49,029,822
60% LAR : 40% CIR	20%	£57,267,459	£50,469,174	£48,178,932	£48,088,510	£45,798,167	£43,476,750
60% LAR : 40% CIR	25%	£51,342,081	£44,910,087	£42,625,296	£42,535,207	£40,220,102	£37,900,449
60% LAR : 40% CIR	30%	£45,374,925	£39,333,038	£37,024,483	£36,933,228	£34,618,522	£32,303,817
60% LAR : 40% CIR	35%	£39,389,678	£33,709,433	£31,398,993	£31,307,918	£28,997,479	£26,624,703
60% LAR : 40% CIR	40%	£33,386,504	£28,061,766	£25,754,917	£25,663,993	£23,325,692	£20,983,645
60% LAR : 40% CIR	45%	£27,331,848	£22,391,935	£20,052,852	£19,960,666	£17,621,585	£15,269,480
60% LAR : 40% CIR	50%	£21,252,454	£16,663,919	£14,327,127	£14,235,037	£11,866,195	£9,493,748

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats	
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Value Area	Zone A - Lower Central Zone
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No Units	200
Site Area	0.29 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£99,328,797	£90,894,545	£88,609,957	£88,519,788	£86,235,200	£83,950,612
60% LAR : 40% CIR	5%	£92,870,982	£84,807,027	£82,530,636	£82,440,812	£80,164,422	£77,879,095
60% LAR : 40% CIR	10%	£86,387,310	£78,701,163	£76,432,299	£76,342,790	£74,070,986	£71,787,484
60% LAR : 40% CIR	15%	£79,868,806	£72,577,173	£70,315,111	£70,225,888	£67,931,888	£65,635,311
60% LAR : 40% CIR	20%	£73,332,001	£66,435,155	£64,153,761	£64,063,440	£61,773,098	£59,482,755
60% LAR : 40% CIR	25%	£66,777,056	£60,254,459	£57,969,668	£57,879,579	£55,594,789	£53,309,997
60% LAR : 40% CIR	30%	£60,204,132	£54,046,852	£51,768,834	£51,677,051	£49,397,133	£47,105,133
60% LAR : 40% CIR	35%	£53,606,139	£47,821,444	£45,545,727	£45,456,021	£43,150,842	£40,840,403
60% LAR : 40% CIR	40%	£46,962,161	£41,578,394	£39,273,331	£39,181,407	£36,874,557	£34,567,708
60% LAR : 40% CIR	45%	£40,300,418	£35,277,816	£32,973,887	£32,883,086	£30,571,541	£28,232,458
60% LAR : 40% CIR	50%	£33,601,306	£28,958,868	£26,643,908	£26,542,818	£24,206,025	£21,869,234

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£71,429,083	£62,994,831	£60,710,243	£60,620,074	£58,335,485	£56,050,898
60% LAR : 40% CIR	5%	£64,971,267	£56,907,312	£54,630,922	£54,541,097	£52,264,708	£49,979,381
60% LAR : 40% CIR	10%	£58,487,595	£50,801,468	£48,532,585	£48,443,076	£46,171,272	£43,887,789
60% LAR : 40% CIR	15%	£51,969,092	£44,677,459	£42,415,396	£42,326,174	£40,032,173	£37,735,596
60% LAR : 40% CIR	20%	£45,432,286	£38,535,441	£36,254,047	£36,163,725	£33,873,383	£31,583,040
60% LAR : 40% CIR	25%	£38,877,342	£32,354,745	£30,089,953	£29,979,865	£27,695,074	£25,410,283
60% LAR : 40% CIR	30%	£32,304,417	£26,147,137	£23,887,220	£23,777,336	£21,497,419	£19,183,418
60% LAR : 40% CIR	35%	£25,706,425	£19,921,730	£17,646,013	£17,556,306	£15,251,128	£12,940,689
60% LAR : 40% CIR	40%	£19,062,446	£13,678,680	£11,372,617	£11,281,692	£8,974,843	£6,667,994
60% LAR : 40% CIR	45%	£12,400,703	£7,378,102	£5,074,173	£4,983,372	£2,671,826	£332,744
60% LAR : 40% CIR	50%	£5,701,592	£1,059,154	£-1,264,807	£-1,356,897	£-3,693,689	£-6,030,481

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£82,989,940	£74,355,688	£72,271,100	£72,180,931	£69,896,342	£67,611,755
60% LAR : 40% CIR	5%	£76,532,124	£68,468,169	£66,191,779	£66,101,955	£63,825,565	£61,540,238
60% LAR : 40% CIR	10%	£70,048,453	£62,362,326	£60,093,442	£60,003,933	£57,732,129	£55,458,626
60% LAR : 40% CIR	15%	£63,529,949	£56,238,316	£53,976,254	£53,887,031	£51,593,031	£49,298,453
60% LAR : 40% CIR	20%	£56,993,144	£50,096,298	£47,814,904	£47,724,582	£45,434,241	£43,143,898
60% LAR : 40% CIR	25%	£50,438,199	£43,915,602	£41,630,811	£41,540,722	£39,250,931	£36,971,140
60% LAR : 40% CIR	30%	£43,865,274	£37,707,895	£35,428,077	£35,338,153	£33,058,276	£30,754,276
60% LAR : 40% CIR	35%	£37,267,282	£31,482,587	£29,206,870	£29,117,163	£26,811,985	£24,501,546
60% LAR : 40% CIR	40%	£30,623,303	£25,239,537	£22,933,474	£22,842,549	£20,535,700	£18,228,851
60% LAR : 40% CIR	45%	£23,961,561	£18,938,959	£16,635,030	£16,544,229	£14,232,684	£11,933,601
60% LAR : 40% CIR	50%	£17,262,449	£12,620,811	£10,296,050	£10,203,960	£7,867,168	£5,530,577

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£87,789,226	£79,345,974	£77,061,388	£76,971,217	£74,686,638	£72,402,040
60% LAR : 40% CIR	5%	£81,322,410	£73,258,455	£70,982,065	£70,892,240	£68,615,851	£66,330,524
60% LAR : 40% CIR	10%	£74,838,738	£67,152,612	£64,883,728	£64,794,219	£62,522,414	£60,218,912
60% LAR : 40% CIR	15%	£68,320,234	£61,028,620	£58,766,539	£58,677,317	£56,383,316	£54,086,739
60% LAR : 40% CIR	20%	£61,783,429	£54,886,584	£52,605,190	£52,514,868	£50,224,526	£47,934,183
60% LAR : 40% CIR	25%	£55,228,484	£48,705,888	£46,421,096	£46,331,008	£44,046,217	£41,741,426
60% LAR : 40% CIR	30%	£48,655,560	£42,498,280	£40,218,363	£40,128,479	£37,848,561	£35,544,561
60% LAR : 40% CIR	35%	£42,057,568	£36,272,872	£33,997,156	£33,907,449	£31,602,271	£29,291,832
60% LAR : 40% CIR	40%	£35,413,589	£30,029,823	£27,723,759	£27,632,835	£25,325,986	£23,019,136
60% LAR : 40% CIR	45%	£28,761,846	£23,729,245	£21,425,316	£21,334,515	£19,022,869	£16,683,887
60% LAR : 40% CIR	50%	£22,052,735	£17,410,297	£15,088,336	£14,994,246	£12,657,454	£10,320,662

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£93,442,797	£85,008,545	£82,723,957	£82,633,788	£80,349,200	£78,064,612
60% LAR : 40% CIR	5%	£86,984,982	£78,921,027	£76,646,636	£76,554,812	£74,278,422	£71,993,095
60% LAR : 40% CIR	10%	£80,501,310	£72,815,183	£70,546,299	£70,456,790	£68,184,986	£65,881,484
60% LAR : 40% CIR	15%	£73,982,806	£66,691,173	£64,429,111	£64,339,888	£62,045,888	£59,749,311
60% LAR : 40% CIR	20%	£67,466,001	£60,549,155	£58,267,761	£58,177,440	£55,887,098	£53,586,755
60% LAR : 40% CIR	25%	£60,891,056	£54,368,459	£52,083,668	£51,993,579	£49,708,789	£47,423,997
60% LAR : 40% CIR	30%	£54,318,132	£48,180,852	£45,880,934	£45,791,051	£43,511,133	£41,207,133
60% LAR : 40% CIR	35%	£47,720,139	£41,935,444	£39,659,727	£39,570,021	£37,264,842	£34,954,403
60% LAR : 40% CIR	40%	£41,076,161	£35,692,394	£33,396,331	£33,295,407	£30,988,557	£28,681,708
60% LAR : 40% CIR	45%	£34,414,418	£29,391,816	£27,057,887	£26,997,086	£24,685,541	£22,346,458
60% LAR : 40% CIR	50%	£27,715,306	£23,072,868	£20,748,908	£20,658,818	£18,320,025	£15,983,234

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats	
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Value Area	Zone A - Medium Central Zone
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No Units	200
Site Area	0.29 Ha

Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£128,837,781	£119,995,819	£117,745,566	£117,556,752	£115,406,498	£113,156,245
60% LAR : 40% CIR	5%	£120,904,516	£112,475,307	£110,233,129	£110,144,654	£107,902,475	£105,640,105
60% LAR : 40% CIR	10%	£112,952,907	£104,936,746	£102,701,961	£102,613,797	£100,365,345	£98,096,461
60% LAR : 40% CIR	15%	£104,983,114	£97,380,291	£95,145,913	£95,056,690	£92,794,628	£90,532,566
60% LAR : 40% CIR	20%	£96,995,296	£89,805,322	£87,549,400	£87,460,436	£85,204,516	£82,948,595
60% LAR : 40% CIR	25%	£88,989,610	£82,184,618	£79,934,365	£79,845,630	£77,595,177	£75,344,723
60% LAR : 40% CIR	30%	£80,966,214	£74,546,922	£72,300,669	£72,212,436	£69,966,783	£67,715,448
60% LAR : 40% CIR	35%	£72,910,208	£66,890,893	£64,649,378	£64,561,019	£62,307,235	£60,051,519
60% LAR : 40% CIR	40%	£64,817,436	£59,217,787	£56,961,842	£56,872,284	£54,600,104	£52,327,924
60% LAR : 40% CIR	45%	£56,707,165	£51,502,189	£49,232,886	£49,143,449	£46,874,146	£44,597,973
60% LAR : 40% CIR	50%	£48,573,184	£43,753,038	£41,485,958	£41,396,614	£39,103,677	£36,802,004

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£100,938,067	£92,096,104	£89,845,852	£89,757,038	£87,506,784	£85,256,531
60% LAR : 40% CIR	5%	£93,004,801	£84,575,593	£82,333,415	£82,244,940	£80,002,761	£77,749,391
60% LAR : 40% CIR	10%	£85,053,193	£77,037,032	£74,802,247	£74,714,063	£72,463,611	£70,196,247
60% LAR : 40% CIR	15%	£77,083,400	£69,480,577	£67,246,198	£67,156,976	£64,894,913	£62,632,852
60% LAR : 40% CIR	20%	£69,095,581	£61,905,607	£59,649,686	£59,560,722	£57,304,802	£55,048,881
60% LAR : 40% CIR	25%	£61,089,895	£54,285,104	£52,034,651	£51,945,916	£49,695,463	£47,445,009
60% LAR : 40% CIR	30%	£53,066,500	£46,646,808	£44,401,255	£44,312,722	£42,067,069	£39,815,734
60% LAR : 40% CIR	35%	£45,010,494	£38,991,175	£36,749,664	£36,661,305	£34,407,521	£32,151,805
60% LAR : 40% CIR	40%	£36,917,721	£31,318,072	£29,062,128	£28,972,570	£26,700,389	£24,428,210
60% LAR : 40% CIR	45%	£28,807,451	£23,602,475	£21,333,172	£21,243,735	£18,974,432	£16,698,259
60% LAR : 40% CIR	50%	£20,673,469	£15,853,324	£13,586,243	£13,496,900	£11,203,962	£8,902,290

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£112,498,924	£103,656,961	£101,406,709	£101,317,895	£99,067,841	£96,817,388
60% LAR : 40% CIR	5%	£104,565,659	£96,136,450	£93,894,272	£93,805,747	£91,563,618	£89,301,247
60% LAR : 40% CIR	10%	£96,614,050	£88,597,889	£86,363,104	£86,274,940	£84,026,488	£81,757,604
60% LAR : 40% CIR	15%	£88,644,257	£81,041,434	£78,807,056	£78,717,833	£76,465,771	£74,193,709
60% LAR : 40% CIR	20%	£80,656,439	£73,466,465	£71,210,543	£71,121,579	£68,865,659	£66,609,738
60% LAR : 40% CIR	25%	£72,650,753	£65,845,961	£63,585,508	£63,506,773	£61,256,320	£59,005,966
60% LAR : 40% CIR	30%	£64,627,357	£58,207,765	£55,962,112	£55,873,579	£53,627,926	£51,378,585
60% LAR : 40% CIR	35%	£56,571,351	£50,552,036	£48,310,521	£48,222,162	£45,968,378	£43,692,662
60% LAR : 40% CIR	40%	£48,478,579	£42,878,930	£40,622,985	£40,533,427	£38,281,247	£35,989,067
60% LAR : 40% CIR	45%	£40,368,308	£35,163,332	£32,894,029	£32,804,592	£30,535,289	£28,259,116
60% LAR : 40% CIR	50%	£32,234,326	£27,414,181	£25,147,101	£25,057,757	£22,784,819	£20,463,147

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£117,289,210	£108,447,247	£106,196,994	£106,108,180	£103,857,927	£101,607,674
60% LAR : 40% CIR	5%	£109,355,944	£100,926,735	£98,684,558	£98,596,083	£96,353,904	£94,091,534
60% LAR : 40% CIR	10%	£101,404,336	£93,388,175	£91,153,390	£91,065,225	£88,816,774	£86,547,890
60% LAR : 40% CIR	15%	£93,434,543	£85,831,720	£83,597,341	£83,508,119	£81,246,056	£78,983,995
60% LAR : 40% CIR	20%	£85,446,724	£78,256,750	£76,000,829	£75,911,865	£73,655,945	£71,400,023
60% LAR : 40% CIR	25%	£77,441,036	£70,636,247	£68,385,793	£68,297,059	£66,046,605	£63,796,152
60% LAR : 40% CIR	30%	£69,417,643	£62,998,015	£60,752,398	£60,663,865	£58,412,212	£56,166,877
60% LAR : 40% CIR	35%	£61,361,636	£55,342,321	£53,100,807	£53,012,448	£50,758,664	£48,482,948
60% LAR : 40% CIR	40%	£53,268,864	£47,669,215	£45,413,271	£45,323,713	£43,051,532	£40,778,353
60% LAR : 40% CIR	45%	£45,158,594	£39,953,618	£37,684,315	£37,594,878	£35,325,375	£33,049,401
60% LAR : 40% CIR	50%	£37,024,612	£32,204,466	£29,937,386	£29,848,043	£27,555,105	£25,253,433

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£122,951,781	£114,109,819	£111,859,586	£111,770,752	£109,520,498	£107,270,245
60% LAR : 40% CIR	5%	£115,018,516	£106,589,307	£104,347,129	£104,258,654	£102,016,475	£99,754,105
60% LAR : 40% CIR	10%	£107,066,907	£99,050,746	£96,815,961	£96,727,797	£94,479,345	£92,210,461
60% LAR : 40% CIR	15%	£99,097,114	£91,494,291	£89,259,913	£89,170,690	£86,906,628	£84,646,566
60% LAR : 40% CIR	20%	£91,109,296	£83,919,322	£81,683,400	£81,594,436	£79,318,516	£77,062,595
60% LAR : 40% CIR	25%	£83,103,610	£76,298,818	£74,048,365	£73,959,630	£71,709,177	£69,458,723
60% LAR : 40% CIR	30%	£75,080,214	£68,660,622	£66,410,969	£66,326,436	£64,080,783	£61,829,448
60% LAR : 40% CIR	35%	£67,024,208	£61,004,893	£58,763,778	£58,675,019	£56,421,235	£54,145,519
60% LAR : 40% CIR	40%	£58,931,436	£53,331,787	£51,075,942	£50,988,284	£48,714,104	£46,441,924
60% LAR : 40% CIR	45%	£50,821,165	£45,616,189	£43,346,886	£43,257,449	£40,988,146	£38,711,973
60% LAR : 40% CIR	50%	£42,687,184	£37,867,038	£35,599,958	£35,510,614	£33,217,677	£30,916,004

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats	
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Value Area	Zone A - Higher Central Zone
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No Units	200
Site Area	0.29 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£145,630,299	£136,588,464	£134,338,212	£134,249,398	£131,999,144	£129,748,891
60% LAR : 40% CIR	10%	£136,878,688	£128,238,320	£125,996,142	£125,907,688	£123,665,489	£121,423,311
60% LAR : 40% CIR	15%	£128,109,009	£119,870,127	£117,635,342	£117,547,178	£115,312,353	£113,077,609
60% LAR : 40% CIR	20%	£119,316,049	£111,484,040	£109,255,974	£109,168,092	£106,940,026	£104,711,960
60% LAR : 40% CIR	25%	£110,485,116	£103,080,215	£100,858,198	£100,770,571	£98,548,554	£96,302,976
60% LAR : 40% CIR	30%	£101,636,317	£94,658,808	£92,442,178	£92,354,777	£90,114,909	£87,864,457
60% LAR : 40% CIR	35%	£92,769,807	£86,219,976	£83,988,052	£83,897,520	£81,651,867	£79,406,214
60% LAR : 40% CIR	40%	£83,885,747	£77,741,327	£75,499,813	£75,411,454	£73,169,940	£70,928,425
60% LAR : 40% CIR	45%	£74,984,294	£69,233,572	£66,995,541	£66,907,329	£64,669,297	£62,416,855
60% LAR : 40% CIR	50%	£66,037,497	£60,708,600	£58,473,402	£58,385,310	£56,122,332	£53,853,028
60% LAR : 40% CIR	50%	£57,061,678	£52,160,480	£49,893,399	£49,804,057	£47,536,975	£45,269,894

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£117,730,585	£108,688,750	£106,438,497	£106,349,683	£104,099,430	£101,849,177
60% LAR : 40% CIR	5%	£108,978,973	£100,338,606	£98,096,427	£98,007,953	£95,765,775	£93,523,597
60% LAR : 40% CIR	10%	£100,209,295	£91,870,413	£89,735,628	£89,647,464	£87,412,679	£85,177,894
60% LAR : 40% CIR	15%	£91,416,334	£83,584,325	£81,356,259	£81,268,378	£79,040,312	£76,812,246
60% LAR : 40% CIR	20%	£82,685,402	£75,180,501	£72,958,484	£72,870,857	£70,648,839	£68,403,262
60% LAR : 40% CIR	25%	£73,736,603	£66,759,094	£64,542,463	£64,455,063	£62,215,195	£59,964,742
60% LAR : 40% CIR	30%	£64,870,093	£58,320,262	£56,098,338	£56,009,806	£53,769,153	£51,508,500
60% LAR : 40% CIR	35%	£55,986,033	£49,841,613	£47,600,098	£47,511,740	£45,270,228	£43,028,711
60% LAR : 40% CIR	40%	£47,084,580	£41,333,858	£39,095,826	£39,007,614	£36,769,583	£34,517,140
60% LAR : 40% CIR	45%	£38,137,782	£32,808,886	£30,573,687	£30,485,596	£28,222,618	£25,953,314
60% LAR : 40% CIR	50%	£29,161,964	£24,260,766	£21,993,685	£21,904,342	£19,637,261	£17,370,180

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£129,291,442	£120,249,607	£117,999,355	£117,910,541	£115,660,287	£113,410,034
60% LAR : 40% CIR	5%	£120,539,830	£111,899,463	£109,667,284	£109,569,810	£107,326,633	£105,084,456
60% LAR : 40% CIR	10%	£111,770,152	£103,531,270	£101,296,485	£101,208,321	£98,973,536	£96,738,751
60% LAR : 40% CIR	15%	£102,977,192	£95,145,183	£92,917,117	£92,829,235	£90,601,169	£88,373,103
60% LAR : 40% CIR	20%	£94,146,259	£86,741,358	£84,319,341	£84,231,714	£82,009,697	£79,764,119
60% LAR : 40% CIR	25%	£85,297,460	£78,319,851	£76,033,320	£76,015,920	£73,776,052	£71,508,600
60% LAR : 40% CIR	30%	£76,430,950	£69,881,119	£67,647,195	£67,558,663	£65,313,010	£63,057,357
60% LAR : 40% CIR	35%	£67,546,890	£61,402,470	£59,160,955	£59,072,597	£56,831,083	£54,589,568
60% LAR : 40% CIR	40%	£58,645,437	£52,894,715	£50,656,683	£50,568,472	£48,330,440	£46,077,998
60% LAR : 40% CIR	45%	£49,698,640	£44,369,743	£42,134,545	£42,046,453	£39,783,475	£37,514,171
60% LAR : 40% CIR	50%	£40,722,821	£35,821,623	£33,554,542	£33,465,199	£31,198,118	£28,931,037

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£134,081,728	£125,039,893	£122,789,640	£122,700,826	£120,450,573	£118,200,320
60% LAR : 40% CIR	5%	£125,330,116	£116,689,749	£114,447,570	£114,359,096	£112,116,917	£109,874,740
60% LAR : 40% CIR	10%	£116,560,437	£108,321,556	£106,086,771	£106,000,606	£103,763,822	£101,529,637
60% LAR : 40% CIR	15%	£107,767,477	£99,935,468	£97,707,402	£97,619,521	£95,391,455	£93,163,389
60% LAR : 40% CIR	20%	£98,936,545	£91,531,644	£89,309,627	£89,222,000	£86,999,882	£84,754,405
60% LAR : 40% CIR	25%	£90,087,745	£83,110,237	£80,893,606	£80,806,205	£78,586,336	£76,315,885
60% LAR : 40% CIR	30%	£81,221,235	£74,671,405	£72,437,481	£72,348,949	£70,103,296	£67,857,543
60% LAR : 40% CIR	35%	£72,337,176	£66,192,756	£63,951,241	£63,862,883	£61,621,368	£59,379,854
60% LAR : 40% CIR	40%	£63,435,722	£57,685,001	£55,446,969	£55,358,757	£53,120,726	£50,868,283
60% LAR : 40% CIR	45%	£54,488,925	£49,180,029	£46,932,830	£46,836,738	£44,573,761	£42,304,457
60% LAR : 40% CIR	50%	£45,513,107	£40,611,909	£38,344,828	£38,255,485	£35,988,404	£33,721,323

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£138,744,299	£130,702,464	£128,452,212	£128,363,398	£126,113,144	£123,862,891
60% LAR : 40% CIR	5%	£130,992,688	£122,352,320	£120,110,142	£120,021,668	£117,779,489	£115,537,311
60% LAR : 40% CIR	10%	£122,223,009	£113,984,127	£111,749,342	£111,661,178	£109,426,393	£107,191,609
60% LAR : 40% CIR	15%	£113,430,049	£105,598,040	£103,369,874	£103,282,092	£101,054,026	£98,825,960
60% LAR : 40% CIR	20%	£104,598,116	£97,194,215	£94,972,198	£94,884,571	£92,662,554	£90,418,976
60% LAR : 40% CIR	25%	£95,750,317	£88,772,808	£86,556,178	£86,468,777	£84,228,909	£81,978,457
60% LAR : 40% CIR	30%	£86,883,807	£80,333,976	£78,100,052	£78,011,520	£75,765,867	£73,520,214
60% LAR : 40% CIR	35%	£77,999,747	£71,855,327	£69,613,813	£69,525,454	£67,283,940	£65,042,425
60% LAR : 40% CIR	40%	£69,098,294	£63,347,572	£61,109,541	£61,021,329	£58,783,297	£56,530,855
60% LAR : 40% CIR	45%	£60,151,497	£54,822,600	£52,587,402	£52,499,310	£50,236,532	£47,967,028
60% LAR : 40% CIR	50%	£51,175,678	£46,274,480	£44,007,399	£43,918,057	£41,650,975	£39,383,894

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone A - Zone 1 and Eastern Central Zone
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No Units	575
Site Area	2.88 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£216,009,928	£194,513,015	£189,418,956	£189,191,526	£184,068,029	£178,911,828
60% LAR : 40% CIR	5%	£201,895,907	£181,348,834	£176,265,796	£176,036,471	£170,900,732	£165,764,993
60% LAR : 40% CIR	10%	£187,739,240	£168,142,209	£163,032,634	£162,804,116	£157,687,276	£152,548,495
60% LAR : 40% CIR	15%	£173,540,343	£154,854,873	£149,755,384	£149,527,598	£144,414,129	£139,248,392
60% LAR : 40% CIR	20%	£159,299,631	£141,518,149	£136,430,390	£136,200,313	£131,050,601	£125,896,336
60% LAR : 40% CIR	25%	£144,974,866	£128,139,720	£123,006,388	£122,776,904	£117,635,059	£112,429,144
60% LAR : 40% CIR	30%	£130,604,442	£114,861,295	£109,532,503	£109,300,391	£104,107,624	£98,873,785
60% LAR : 40% CIR	35%	£116,161,012	£101,129,405	£95,947,899	£95,716,242	£90,481,677	£85,194,186
60% LAR : 40% CIR	40%	£101,647,812	£87,491,282	£82,256,874	£82,022,243	£76,722,990	£71,396,813
60% LAR : 40% CIR	45%	£87,024,369	£73,734,831	£68,424,900	£68,187,013	£62,869,710	£57,486,497
60% LAR : 40% CIR	50%	£72,281,631	£59,628,955	£54,497,923	£54,256,660	£48,965,687	£43,442,966

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£64,730,947	£86,227,860	£91,321,919	£91,540,349	£96,672,846	£101,820,047
60% LAR : 40% CIR	5%	£78,844,988	£99,392,041	£104,476,079	£104,704,404	£109,840,143	£114,975,882
60% LAR : 40% CIR	10%	£93,001,695	£112,598,586	£117,708,241	£117,936,759	£123,059,999	£128,192,380
60% LAR : 40% CIR	15%	£107,200,532	£125,866,002	£130,985,491	£131,213,277	£136,326,746	£141,492,483
60% LAR : 40% CIR	20%	£121,441,244	£139,222,726	£144,310,485	£144,540,562	£149,690,274	£154,844,539
60% LAR : 40% CIR	25%	£135,786,009	£152,601,155	£157,734,487	£157,963,971	£163,105,816	£168,211,731
60% LAR : 40% CIR	30%	£150,136,433	£166,070,590	£171,008,372	£171,240,484	£176,333,261	£181,407,090
60% LAR : 40% CIR	35%	£164,579,583	£179,611,830	£184,792,976	£185,024,033	£190,258,198	£195,546,689
60% LAR : 40% CIR	40%	£179,093,063	£193,249,593	£198,484,001	£198,718,632	£204,017,885	£209,344,062
60% LAR : 40% CIR	45%	£193,716,506	£207,006,044	£212,315,975	£212,553,862	£217,871,185	£223,254,378
60% LAR : 40% CIR	50%	£208,459,244	£220,911,959	£226,242,952	£226,484,215	£231,875,188	£237,287,909

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£51,600,178	£30,103,265	£25,009,206	£24,781,776	£19,658,279	£14,502,078
60% LAR : 40% CIR	5%	£37,486,157	£16,939,084	£11,856,046	£11,628,721	£8,490,982	£5,355,243
60% LAR : 40% CIR	10%	£23,329,490	£3,732,459	£-1,377,116	£-1,605,634	£-6,722,474	£-11,861,255
60% LAR : 40% CIR	15%	£9,130,593	£-9,564,877	£-14,654,366	£-14,882,152	£-19,995,621	£-25,161,358
60% LAR : 40% CIR	20%	£-5,110,119	£-22,891,601	£-27,979,360	£-28,209,437	£-33,359,149	£-38,513,414
60% LAR : 40% CIR	25%	£-19,434,884	£-36,270,030	£-41,008,372	£-41,238,464	£-46,374,691	£-51,560,906
60% LAR : 40% CIR	30%	£-33,805,308	£-49,748,455	£-54,877,247	£-55,109,359	£-60,302,126	£-65,535,965
60% LAR : 40% CIR	35%	£-48,248,738	£-63,280,705	£-68,661,851	£-68,893,508	£-74,028,073	£-79,215,564
60% LAR : 40% CIR	40%	£-62,761,938	£-76,918,468	£-82,152,876	£-82,387,507	£-87,668,760	£-93,012,937
60% LAR : 40% CIR	45%	£-77,385,381	£-90,674,919	£-95,984,850	£-96,222,737	£-101,540,040	£-106,923,253
60% LAR : 40% CIR	50%	£-92,128,119	£-104,580,785	£-109,911,827	£-110,143,060	£-115,544,963	£-120,966,794

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£99,802,428	£78,305,515	£73,211,458	£72,994,038	£67,860,529	£62,704,328
60% LAR : 40% CIR	5%	£85,688,407	£65,141,334	£60,058,296	£59,826,971	£54,693,232	£49,557,493
60% LAR : 40% CIR	10%	£71,531,740	£51,934,709	£46,825,134	£46,596,616	£41,479,776	£36,340,995
60% LAR : 40% CIR	15%	£57,332,843	£38,647,373	£33,547,884	£33,320,098	£28,206,629	£23,040,892
60% LAR : 40% CIR	20%	£43,092,131	£25,310,649	£20,222,890	£19,992,813	£14,843,101	£9,688,836
60% LAR : 40% CIR	25%	£28,767,366	£11,932,220	£8,788,898	£8,560,404	£3,427,559	£-1,740,354
60% LAR : 40% CIR	30%	£14,396,942	£-1,546,205	£-6,674,997	£-6,907,109	£-12,099,876	£-17,333,715
60% LAR : 40% CIR	35%	£-46,488	£-15,078,455	£-20,259,601	£-20,491,258	£-25,725,823	£-31,013,314
60% LAR : 40% CIR	40%	£-14,559,688	£-28,716,218	£-33,950,628	£-34,185,257	£-39,484,510	£-44,910,697
60% LAR : 40% CIR	45%	£-29,183,937	£-42,472,669	£-47,082,600	£-47,318,969	£-52,633,790	£-58,121,003
60% LAR : 40% CIR	50%	£-43,825,868	£-56,378,545	£-61,709,577	£-61,950,840	£-67,341,813	£-72,764,534

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£156,782,053	£135,285,140	£130,191,081	£128,963,651	£124,840,154	£119,683,953
60% LAR : 40% CIR	5%	£142,668,032	£122,120,959	£117,037,921	£116,808,596	£111,672,857	£106,537,118
60% LAR : 40% CIR	10%	£128,511,365	£108,914,334	£103,804,759	£103,576,241	£98,459,401	£93,320,620
60% LAR : 40% CIR	15%	£114,312,468	£95,626,998	£90,529,509	£90,299,723	£85,186,254	£80,020,517
60% LAR : 40% CIR	20%	£100,071,756	£82,290,274	£77,202,515	£76,972,438	£71,822,726	£66,668,461
60% LAR : 40% CIR	25%	£85,746,991	£68,911,845	£63,778,513	£63,549,029	£58,407,184	£53,201,269
60% LAR : 40% CIR	30%	£71,376,567	£55,433,420	£50,304,628	£50,072,516	£44,879,749	£39,645,910
60% LAR : 40% CIR	35%	£56,933,137	£41,901,170	£36,720,024	£36,486,367	£31,253,802	£26,066,311
60% LAR : 40% CIR	40%	£42,419,937	£28,263,407	£23,028,999	£22,794,366	£17,495,115	£12,168,039
60% LAR : 40% CIR	45%	£27,756,494	£14,506,956	£9,197,025	£8,959,138	£3,641,835	£-1,741,978
60% LAR : 40% CIR	50%	£13,053,756	£0,001,080	£-4,729,952	£-4,971,215	£-10,362,188	£-15,784,900

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
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Value Area	Zone A - Kings Cross Lower
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No Units	575
Site Area	2.88 Ha

Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£216,009,928	£194,513,015	£189,418,956	£189,191,526	£184,068,029	£178,911,828
60% LAR : 40% CIR	5%	£201,895,907	£181,348,834	£176,285,796	£176,036,471	£170,900,732	£165,764,993
60% LAR : 40% CIR	10%	£187,739,240	£168,142,209	£163,032,634	£162,804,116	£157,687,276	£152,548,495
60% LAR : 40% CIR	15%	£173,540,343	£154,854,873	£149,755,384	£149,527,598	£144,414,129	£139,248,392
60% LAR : 40% CIR	20%	£159,299,631	£141,518,149	£136,430,390	£136,200,313	£131,050,601	£125,896,336
60% LAR : 40% CIR	25%	£144,974,868	£128,139,720	£123,006,388	£122,776,904	£117,635,059	£112,429,144
60% LAR : 40% CIR	30%	£130,604,442	£114,861,295	£109,532,503	£109,300,391	£104,107,624	£98,873,795
60% LAR : 40% CIR	35%	£116,161,012	£101,129,045	£95,947,899	£95,716,242	£90,481,677	£85,194,186
60% LAR : 40% CIR	40%	£101,647,812	£87,491,282	£82,256,874	£82,022,243	£76,722,990	£71,396,813
60% LAR : 40% CIR	45%	£87,024,369	£73,734,831	£68,424,900	£68,187,013	£62,869,710	£57,486,497
60% LAR : 40% CIR	50%	£72,281,631	£59,828,955	£54,497,923	£54,256,660	£48,865,687	£43,442,966

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£64,730,947	£86,227,860	£91,321,919	£91,549,349	£96,872,848	£101,829,047
60% LAR : 40% CIR	5%	£78,844,968	£99,592,041	£104,475,979	£104,704,404	£109,846,143	£114,975,862
60% LAR : 40% CIR	10%	£93,001,635	£112,698,056	£117,708,241	£117,936,769	£123,053,566	£128,192,389
60% LAR : 40% CIR	15%	£107,200,532	£125,886,002	£130,985,491	£131,213,277	£136,326,746	£141,492,483
60% LAR : 40% CIR	20%	£121,441,244	£139,222,728	£144,310,485	£144,540,562	£149,690,274	£154,844,539
60% LAR : 40% CIR	25%	£135,766,009	£152,601,155	£157,734,487	£157,963,971	£163,105,816	£168,311,731
60% LAR : 40% CIR	30%	£150,136,483	£166,079,580	£171,208,372	£171,440,484	£176,633,261	£181,867,098
60% LAR : 40% CIR	35%	£164,579,883	£179,611,830	£184,792,976	£185,024,833	£190,259,198	£195,546,689
60% LAR : 40% CIR	40%	£179,093,083	£193,249,593	£198,484,001	£198,716,632	£204,017,885	£209,344,062
60% LAR : 40% CIR	45%	£193,716,506	£207,006,044	£212,315,975	£212,553,862	£217,871,165	£223,254,378
60% LAR : 40% CIR	50%	£208,459,244	£220,911,920	£226,242,952	£226,484,215	£231,875,188	£237,297,969

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£51,600,178	£30,103,265	£25,006,206	£24,781,776	£19,658,279	£14,502,078
60% LAR : 40% CIR	5%	£37,486,157	£18,539,084	£11,856,046	£11,626,721	£8,490,982	£1,353,243
60% LAR : 40% CIR	10%	£23,329,490	£3,732,459	£-1,377,116	£-1,605,634	£-6,722,474	£-11,861,255
60% LAR : 40% CIR	15%	£9,130,593	£-9,554,877	£-14,610,366	£-14,882,152	£-19,995,621	£-25,161,358
60% LAR : 40% CIR	20%	£-5,110,119	£-22,891,601	£-27,979,360	£-28,209,437	£-33,399,149	£-38,513,414
60% LAR : 40% CIR	25%	£-19,434,884	£-36,270,030	£-41,463,362	£-41,693,846	£-46,774,691	£-51,980,698
60% LAR : 40% CIR	30%	£-33,805,308	£-49,748,455	£-54,927,247	£-55,108,359	£-60,302,126	£-65,535,965
60% LAR : 40% CIR	35%	£-48,248,738	£-63,280,705	£-68,461,851	£-68,693,508	£-73,928,073	£-79,215,564
60% LAR : 40% CIR	40%	£-62,761,938	£-76,816,468	£-82,152,876	£-82,387,507	£-87,686,760	£-93,012,937
60% LAR : 40% CIR	45%	£-77,385,381	£-90,674,919	£-95,984,850	£-96,222,737	£-101,540,040	£-106,923,253
60% LAR : 40% CIR	50%	£-92,128,119	£-104,560,795	£-109,911,827	£-110,153,090	£-115,544,063	£-120,966,784

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£99,802,428	£78,305,515	£73,211,458	£72,984,026	£67,860,526	£62,704,328
60% LAR : 40% CIR	5%	£85,688,407	£65,141,334	£60,058,296	£59,828,971	£54,693,232	£49,557,493
60% LAR : 40% CIR	10%	£71,531,740	£51,934,709	£46,825,134	£46,596,616	£41,479,776	£36,340,995
60% LAR : 40% CIR	15%	£57,332,843	£38,647,373	£33,547,884	£33,320,998	£28,206,629	£23,040,892
60% LAR : 40% CIR	20%	£43,092,131	£25,310,649	£20,222,890	£19,992,813	£14,843,101	£9,688,836
60% LAR : 40% CIR	25%	£28,787,366	£11,932,220	£8,798,889	£8,569,404	£1,427,859	£-3,745,369
60% LAR : 40% CIR	30%	£14,396,942	£-1,546,295	£-6,674,997	£-6,907,109	£-12,099,876	£-17,333,715
60% LAR : 40% CIR	35%	£-6,488,488	£-15,076,455	£-20,259,601	£-20,491,258	£-25,725,823	£-31,013,314
60% LAR : 40% CIR	40%	£-14,559,688	£-29,716,218	£-33,950,626	£-34,185,257	£-39,484,510	£-44,810,687
60% LAR : 40% CIR	45%	£-29,193,131	£-42,472,899	£-47,782,609	£-48,020,487	£-53,337,790	£-59,121,093
60% LAR : 40% CIR	50%	£-43,925,869	£-56,376,545	£-61,709,577	£-61,950,840	£-67,341,813	£-72,764,534

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£156,782,053	£135,285,140	£130,181,081	£129,963,651	£124,840,154	£119,683,953
60% LAR : 40% CIR	5%	£142,668,032	£122,120,959	£117,037,921	£116,808,596	£111,672,857	£106,537,118
60% LAR : 40% CIR	10%	£128,511,365	£108,914,334	£103,804,759	£103,576,241	£98,459,401	£93,320,620
60% LAR : 40% CIR	15%	£114,312,468	£95,626,998	£90,527,509	£90,299,723	£85,186,254	£80,020,517
60% LAR : 40% CIR	20%	£100,071,756	£82,290,274	£77,202,515	£76,974,538	£71,822,726	£66,668,461
60% LAR : 40% CIR	25%	£85,746,991	£68,911,845	£63,776,513	£63,549,029	£58,407,184	£53,201,269
60% LAR : 40% CIR	30%	£71,376,567	£55,433,420	£50,304,628	£50,072,516	£44,879,749	£39,645,910
60% LAR : 40% CIR	35%	£56,933,137	£41,901,170	£36,720,024	£36,488,367	£31,253,802	£26,019,311
60% LAR : 40% CIR	40%	£42,419,937	£28,263,407	£23,028,989	£22,798,368	£17,495,115	£12,169,938
60% LAR : 40% CIR	45%	£27,796,494	£14,506,956	£9,197,025	£8,959,138	£3,641,835	£-1,741,379
60% LAR : 40% CIR	50%	£13,053,756	£01,080	£-4,728,952	£-4,711,215	£-10,362,188	£-15,784,509

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
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Value Area	Zone A - Kings Cross Higher
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No Units	575
Site Area	2.88 Ha

Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£249,548,368	£227,739,209	£222,702,591	£222,477,727	£217,402,387	£212,308,328
60% LAR : 40% CIR	5%	£233,780,202	£212,850,900	£207,914,664	£207,686,104	£202,614,258	£197,540,414
60% LAR : 40% CIR	10%	£217,989,837	£198,116,638	£193,061,464	£192,835,700	£187,780,527	£182,723,975
60% LAR : 40% CIR	15%	£202,147,683	£183,202,739	£178,164,708	£177,939,668	£172,901,636	£167,866,871
60% LAR : 40% CIR	20%	£186,239,339	£168,247,224	£163,224,824	£163,000,433	£157,926,744	£152,843,075
60% LAR : 40% CIR	25%	£170,273,497	£153,250,508	£148,198,223	£147,971,684	£142,902,319	£137,807,211
60% LAR : 40% CIR	30%	£154,266,672	£138,172,683	£133,116,122	£132,890,097	£127,801,863	£122,679,609
60% LAR : 40% CIR	35%	£138,192,969	£123,036,914	£117,956,113	£117,727,602	£112,616,813	£107,451,958
60% LAR : 40% CIR	40%	£122,048,600	£107,817,503	£102,716,686	£102,487,136	£97,316,101	£92,105,250
60% LAR : 40% CIR	45%	£105,820,477	£92,510,727	£87,348,308	£87,117,350	£81,886,403	£76,593,612
60% LAR : 40% CIR	50%	£89,495,689	£77,071,450	£71,829,189	£71,591,552	£66,281,599	£60,966,332

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£31,192,507	£33,001,666	£38,038,284	£38,263,148	£43,338,488	£48,432,547
60% LAR : 40% CIR	5%	£46,959,673	£67,789,975	£72,956,211	£73,052,771	£78,128,617	£83,200,461
60% LAR : 40% CIR	10%	£62,751,038	£82,624,237	£87,619,411	£87,695,175	£92,804,348	£97,917,600
60% LAR : 40% CIR	15%	£78,593,192	£97,538,136	£102,576,167	£102,601,207	£107,639,239	£112,674,004
60% LAR : 40% CIR	20%	£94,501,538	£112,493,651	£117,516,051	£117,540,442	£122,614,131	£127,692,871
60% LAR : 40% CIR	25%	£110,487,378	£127,490,367	£132,542,652	£132,568,191	£137,638,556	£142,733,664
60% LAR : 40% CIR	30%	£126,474,203	£142,496,192	£147,524,733	£147,550,778	£152,639,012	£157,739,258
60% LAR : 40% CIR	35%	£142,547,906	£157,503,961	£162,594,762	£162,621,273	£167,720,552	£172,822,917
60% LAR : 40% CIR	40%	£158,692,275	£172,523,372	£177,624,189	£177,651,339	£182,751,774	£187,855,250
60% LAR : 40% CIR	45%	£174,920,398	£187,530,148	£192,632,567	£192,659,525	£197,760,042	£202,862,618
60% LAR : 40% CIR	50%	£191,245,186	£202,539,425	£207,641,666	£207,668,323	£212,770,278	£217,874,543

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£85,138,618	£63,329,459	£58,292,841	£58,067,977	£52,992,637	£47,898,578
60% LAR : 40% CIR	5%	£69,380,452	£48,541,150	£43,504,914	£43,278,354	£38,204,587	£33,130,664
60% LAR : 40% CIR	10%	£53,580,087	£33,706,888	£28,651,714	£28,425,950	£23,370,777	£18,314,125
60% LAR : 40% CIR	15%	£37,737,933	£18,792,989	£13,754,958	£13,529,918	£8,491,886	£3,397,121
60% LAR : 40% CIR	20%	£21,829,589	£3,837,474	£-1,184,926	£-1,409,317	£-6,483,008	£-11,596,675
60% LAR : 40% CIR	25%	£5,963,747	£-11,989,242	£-18,711,527	£-18,436,086	£-21,507,437	£-26,602,658
60% LAR : 40% CIR	30%	£-10,143,078	£-26,237,667	£-31,293,626	£-31,019,653	£-34,067,687	£-37,130,141
60% LAR : 40% CIR	35%	£-26,216,781	£-41,372,838	£-46,453,637	£-46,182,148	£-49,237,937	£-52,305,792
60% LAR : 40% CIR	40%	£-42,361,150	£-56,502,247	£-61,693,064	£-61,422,614	£-64,493,649	£-67,564,500
60% LAR : 40% CIR	45%	£-58,589,273	£-71,699,023	£-77,061,442	£-76,790,400	£-80,823,347	£-84,016,138
60% LAR : 40% CIR	50%	£-74,914,061	£-87,838,306	£-93,280,661	£-93,018,198	£-96,749,151	£-100,443,418

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£133,340,888	£111,631,709	£106,486,091	£106,270,227	£101,194,887	£96,100,838
60% LAR : 40% CIR	5%	£117,582,702	£96,743,400	£91,707,164	£91,480,604	£86,406,758	£81,332,914
60% LAR : 40% CIR	10%	£101,782,337	£81,909,138	£76,853,964	£76,628,200	£71,573,027	£66,516,375
60% LAR : 40% CIR	15%	£85,940,183	£66,995,239	£61,957,208	£61,732,168	£56,694,136	£51,599,371
60% LAR : 40% CIR	20%	£70,031,839	£52,039,724	£47,017,324	£46,792,933	£41,719,244	£36,635,975
60% LAR : 40% CIR	25%	£54,065,997	£37,043,008	£31,960,723	£31,736,184	£26,694,819	£21,599,711
60% LAR : 40% CIR	30%	£38,059,172	£21,965,183	£16,908,622	£16,682,597	£11,594,363	£6,472,109
60% LAR : 40% CIR	35%	£21,985,469	£6,829,414	£-1,748,613	£-1,520,102	£-3,590,687	£-8,755,542
60% LAR : 40% CIR	40%	£5,841,100	£-8,389,997	£-13,490,874	£-13,270,364	£-18,091,399	£-22,902,250
60% LAR : 40% CIR	45%	£-10,397,028	£-23,669,773	£-28,859,192	£-28,640,150	£-33,321,097	£-38,013,688
60% LAR : 40% CIR	50%	£-26,711,811	£-38,136,050	£-44,378,311	£-44,161,948	£-48,925,901	£-53,741,168

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£190,320,493	£168,511,334	£163,474,716	£163,249,852	£158,174,512	£153,080,453
60% LAR : 40% CIR	5%	£174,562,327	£153,723,025	£148,686,789	£148,460,229	£143,386,383	£138,312,539
60% LAR : 40% CIR	10%	£158,761,962	£138,888,763	£133,833,589	£133,607,825	£128,552,652	£123,496,000
60% LAR : 40% CIR	15%	£142,919,808	£123,974,864	£118,936,833	£118,711,793	£113,673,761	£108,578,996
60% LAR : 40% CIR	20%	£127,011,464	£109,019,349	£103,996,949	£103,772,658	£98,698,869	£93,615,200
60% LAR : 40% CIR	25%	£111,045,622	£94,022,633	£88,970,348	£88,745,809	£83,674,444	£78,579,336
60% LAR : 40% CIR	30%	£95,038,797	£78,944,808	£73,888,247	£73,662,222	£68,573,988	£63,451,734
60% LAR : 40% CIR	35%	£78,965,094	£63,809,039	£58,728,238	£58,499,727	£53,388,938	£48,224,083
60% LAR : 40% CIR	40%	£62,820,725	£48,589,628	£43,488,811	£43,259,261	£38,088,226	£32,877,375
60% LAR : 40% CIR	45%	£46,592,602	£33,282,852	£28,120,433	£27,889,475	£22,658,529	£17,365,737
60% LAR : 40% CIR	50%	£30,267,814	£17,843,575	£12,601,314	£12,363,677	£7,053,724	£1,738,457

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
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Value Area	Zone A - Lower Central Zone
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No Units	575
Site Area	2.88 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£283,052,776	£260,872,128	£285,838,763	£255,613,898	£250,577,279	£245,540,680
60% LAR : 40% CIR	10%	£265,646,363	£244,430,262	£239,413,631	£239,189,625	£234,172,993	£229,156,361
60% LAR : 40% CIR	15%	£248,169,830	£227,943,180	£222,945,009	£222,721,790	£217,725,619	£212,699,782
60% LAR : 40% CIR	20%	£230,651,011	£211,414,543	£206,433,320	£206,210,818	£201,210,818	£196,172,788
60% LAR : 40% CIR	25%	£213,090,815	£194,844,759	£189,868,760	£189,644,370	£184,621,969	£179,599,568
60% LAR : 40% CIR	30%	£195,489,856	£178,229,199	£173,220,929	£172,997,120	£167,985,850	£162,960,822
60% LAR : 40% CIR	35%	£177,838,916	£161,526,450	£156,530,929	£156,307,629	£151,286,211	£146,229,650
60% LAR : 40% CIR	40%	£160,107,793	£144,783,329	£139,769,153	£139,543,573	£134,498,328	£129,433,340
60% LAR : 40% CIR	45%	£142,336,519	£127,962,990	£122,927,591	£122,702,386	£117,628,341	£112,527,524
60% LAR : 40% CIR	50%	£124,479,413	£111,071,555	£105,989,122	£105,761,300	£100,653,245	£95,490,825
60% LAR : 40% CIR	50%	£106,548,063	£94,064,652	£88,934,521	£88,703,806	£83,523,143	£78,281,834

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,311,901	-£19,868,747	-£24,902,112	-£25,126,977	-£30,163,596	-£33,200,215
60% LAR : 40% CIR	5%	-£18,094,012	-£36,310,613	-£41,387,244	-£41,551,250	-£46,597,882	-£51,584,514
60% LAR : 40% CIR	10%	-£32,571,045	-£52,707,695	-£57,766,866	-£57,919,085	-£63,019,246	-£68,041,063
60% LAR : 40% CIR	15%	-£50,089,664	-£69,326,332	-£74,507,555	-£74,530,057	-£79,530,057	-£84,569,087
60% LAR : 40% CIR	20%	-£67,650,080	-£85,896,118	-£90,872,115	-£90,996,505	-£96,118,908	-£101,141,307
60% LAR : 40% CIR	25%	-£85,251,219	-£102,511,676	-£107,519,948	-£107,743,755	-£112,752,025	-£117,780,053
60% LAR : 40% CIR	30%	-£102,931,969	-£119,214,425	-£124,210,945	-£124,433,345	-£129,454,664	-£134,511,225
60% LAR : 40% CIR	35%	-£120,633,082	-£135,957,546	-£140,971,722	-£141,197,320	-£146,242,547	-£151,307,533
60% LAR : 40% CIR	40%	-£138,404,356	-£152,777,885	-£157,813,284	-£158,038,489	-£163,112,534	-£168,213,351
60% LAR : 40% CIR	45%	-£156,261,482	-£169,669,320	-£174,751,753	-£174,979,575	-£180,087,630	-£185,250,050
60% LAR : 40% CIR	50%	-£174,192,812	-£186,676,223	-£191,806,354	-£192,037,069	-£197,217,732	-£202,459,041

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£118,643,026	£96,462,378	£91,429,013	£91,204,148	£86,767,529	£81,130,910
60% LAR : 40% CIR	5%	£101,237,113	£80,020,512	£75,003,881	£74,773,875	£69,763,243	£64,746,611
60% LAR : 40% CIR	10%	£83,760,080	£63,533,430	£58,535,259	£58,312,040	£53,313,869	£48,290,032
60% LAR : 40% CIR	15%	£66,241,261	£47,004,793	£42,023,570	£41,801,068	£36,801,068	£31,763,038
60% LAR : 40% CIR	20%	£48,681,065	£30,435,009	£25,459,010	£25,234,620	£20,212,219	£15,189,818
60% LAR : 40% CIR	25%	£31,079,906	£13,819,449	£8,811,179	£8,587,370	£3,579,100	£1,468,608
60% LAR : 40% CIR	30%	£13,429,166	-£2,983,300	-£7,973,621	-£7,749,221	-£13,123,539	-£18,180,100
60% LAR : 40% CIR	35%	-£4,301,957	-£19,626,421	-£24,640,597	-£24,866,177	-£29,911,422	-£34,976,410
60% LAR : 40% CIR	40%	-£22,073,231	-£36,446,760	-£41,482,159	-£41,707,384	-£46,781,409	-£51,882,226
60% LAR : 40% CIR	45%	-£39,930,337	-£53,338,195	-£58,420,628	-£58,646,459	-£63,736,505	-£68,918,925
60% LAR : 40% CIR	50%	-£57,861,687	-£70,245,098	-£75,475,229	-£75,705,944	-£80,899,697	-£86,127,616

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£166,845,276	£144,884,628	£139,631,283	£139,406,399	£134,389,779	£129,333,160
60% LAR : 40% CIR	5%	£149,439,363	£128,222,762	£123,206,311	£122,982,125	£117,965,493	£112,948,861
60% LAR : 40% CIR	10%	£131,962,330	£111,735,680	£106,737,509	£106,514,290	£101,516,119	£96,492,282
60% LAR : 40% CIR	15%	£114,443,511	£95,207,043	£90,225,820	£90,003,318	£85,003,318	£80,003,288
60% LAR : 40% CIR	20%	£96,883,315	£78,637,259	£73,661,260	£73,438,870	£68,444,469	£63,462,068
60% LAR : 40% CIR	25%	£79,282,156	£62,021,699	£57,013,429	£56,791,620	£51,781,500	£46,781,322
60% LAR : 40% CIR	30%	£61,631,416	£45,318,950	£40,329,329	£40,100,029	£35,078,711	£30,022,150
60% LAR : 40% CIR	35%	£43,900,293	£28,575,829	£23,561,653	£23,336,073	£18,290,828	£13,225,840
60% LAR : 40% CIR	40%	£26,129,019	£11,755,490	£6,720,091	£6,494,886	£1,420,841	-£3,676,976
60% LAR : 40% CIR	45%	£3,271,913	-£5,185,945	-£10,219,378	-£10,446,290	-£15,454,255	-£20,716,675
60% LAR : 40% CIR	50%	-£19,655,437	-£22,142,648	-£27,272,979	-£27,503,694	-£32,684,357	-£37,925,666

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£223,824,301	£201,644,253	£196,610,888	£196,386,023	£191,349,404	£186,312,785
60% LAR : 40% CIR	5%	£206,418,988	£185,202,387	£180,185,756	£179,961,750	£174,945,118	£169,928,486
60% LAR : 40% CIR	10%	£188,941,955	£168,715,305	£163,717,134	£163,493,915	£158,495,744	£153,471,907
60% LAR : 40% CIR	15%	£171,423,136	£152,186,668	£147,205,445	£146,982,943	£141,982,943	£136,944,913
60% LAR : 40% CIR	20%	£153,862,940	£135,616,884	£130,640,895	£130,418,495	£125,394,094	£120,371,693
60% LAR : 40% CIR	25%	£136,261,781	£119,001,324	£113,993,054	£113,769,245	£108,760,975	£103,732,947
60% LAR : 40% CIR	30%	£118,611,041	£102,298,574	£97,302,954	£97,079,654	£92,058,336	£87,001,775
60% LAR : 40% CIR	35%	£100,879,918	£85,555,454	£80,541,278	£80,315,698	£75,270,453	£70,205,465
60% LAR : 40% CIR	40%	£83,108,644	£68,735,115	£63,699,716	£63,474,511	£58,400,466	£53,299,649
60% LAR : 40% CIR	45%	£65,251,538	£51,943,680	£46,781,247	£46,533,425	£41,425,370	£36,262,950
60% LAR : 40% CIR	50%	£47,320,188	£34,836,777	£29,706,646	£29,475,931	£24,295,268	£19,053,959

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
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Value Area	Zone A - Medium Central Zone
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No Units	575
Site Area	2.88 Ha

Sales value Inflation	Growth
Build cost Inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£361,036,856	£337,846,531	£332,881,609	£332,659,102	£327,675,294	£322,691,486
60% LAR : 40% CIR	5%	£339,734,259	£317,605,165	£312,641,134	£312,419,478	£307,455,446	£302,491,416
60% LAR : 40% CIR	10%	£318,389,871	£297,303,388	£292,357,625	£292,135,748	£287,190,983	£282,245,220
60% LAR : 40% CIR	15%	£297,004,099	£276,960,493	£272,031,502	£271,811,331	£266,882,340	£261,953,348
60% LAR : 40% CIR	20%	£275,577,353	£256,576,883	£251,663,184	£251,443,650	£246,529,949	£241,579,781
60% LAR : 40% CIR	25%	£254,110,038	£236,152,964	£231,253,090	£231,034,124	£226,097,660	£221,145,864
60% LAR : 40% CIR	30%	£232,602,563	£215,689,141	£210,788,514	£210,567,731	£205,636,441	£200,697,150
60% LAR : 40% CIR	35%	£211,024,968	£195,149,152	£190,220,916	£190,000,568	£185,072,331	£180,119,606
60% LAR : 40% CIR	40%	£189,391,163	£174,552,991	£169,634,372	£169,414,389	£164,455,216	£159,480,502
60% LAR : 40% CIR	45%	£167,718,039	£153,917,731	£148,952,509	£148,730,320	£143,763,895	£138,762,199
60% LAR : 40% CIR	50%	£145,962,256	£133,171,602	£128,208,244	£127,983,580	£122,963,521	£117,937,961

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£80,295,981	£57,105,656	£52,140,734	£51,918,227	£46,934,419	£41,950,611
60% LAR : 40% CIR	5%	£58,993,384	£36,864,290	£31,900,259	£31,678,603	£26,714,571	£21,750,541
60% LAR : 40% CIR	10%	£37,648,996	£16,562,513	£11,618,750	£11,395,873	£6,450,188	£1,504,345
60% LAR : 40% CIR	15%	£16,263,224	£-3,780,392	£-8,709,373	£-8,929,544	£-13,958,535	£-18,787,527
60% LAR : 40% CIR	20%	£-5,163,522	£-24,163,992	£-29,077,691	£-29,297,225	£-34,210,926	£-39,161,094
60% LAR : 40% CIR	25%	£-26,630,837	£-44,587,911	£-49,487,785	£-49,706,751	£-54,643,215	£-59,595,011
60% LAR : 40% CIR	30%	£-48,135,312	£-65,051,734	£-69,943,340	£-70,166,144	£-75,134,434	£-80,073,225
60% LAR : 40% CIR	35%	£-69,715,907	£-85,591,723	£-90,519,599	£-90,740,307	£-95,688,544	£-100,621,269
60% LAR : 40% CIR	40%	£-91,349,712	£-106,187,884	£-111,106,503	£-111,326,486	£-116,285,659	£-121,260,373
60% LAR : 40% CIR	45%	£-113,022,636	£-126,823,144	£-131,788,366	£-132,010,555	£-136,976,980	£-141,978,676
60% LAR : 40% CIR	50%	£-134,778,619	£-147,569,273	£-152,532,631	£-152,757,295	£-157,777,354	£-162,802,914

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£196,627,106	£173,436,781	£168,471,859	£168,249,352	£163,265,544	£158,281,736
60% LAR : 40% CIR	5%	£175,324,509	£153,195,415	£148,231,384	£148,009,728	£143,045,696	£138,081,666
60% LAR : 40% CIR	10%	£153,980,121	£132,893,638	£127,947,875	£127,726,998	£122,781,233	£117,835,470
60% LAR : 40% CIR	15%	£132,594,349	£112,550,743	£107,621,752	£107,401,581	£102,472,590	£97,543,598
60% LAR : 40% CIR	20%	£111,167,603	£92,167,133	£87,253,434	£87,033,900	£82,120,199	£77,170,031
60% LAR : 40% CIR	25%	£89,700,288	£71,743,214	£66,843,340	£66,624,374	£61,710,810	£56,773,114
60% LAR : 40% CIR	30%	£68,192,813	£51,279,391	£46,356,764	£46,135,961	£41,196,691	£36,257,400
60% LAR : 40% CIR	35%	£46,615,218	£30,739,402	£25,811,166	£25,590,818	£20,662,581	£15,709,856
60% LAR : 40% CIR	40%	£24,981,413	£10,143,241	£5,224,622	£5,004,639	£45,466	£-4,929,248
60% LAR : 40% CIR	45%	£3,308,289	£-10,492,019	£-15,457,241	£-15,679,430	£-20,645,855	£-25,641,551
60% LAR : 40% CIR	50%	£-18,447,494	£-31,238,148	£-36,201,608	£-36,426,170	£-41,448,229	£-46,471,799

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£244,829,386	£221,639,031	£216,674,109	£216,451,692	£211,467,794	£206,483,886
60% LAR : 40% CIR	5%	£223,526,759	£201,397,665	£196,433,634	£196,211,978	£191,247,946	£186,283,916
60% LAR : 40% CIR	10%	£202,182,371	£181,095,888	£176,150,125	£175,929,248	£170,983,483	£166,037,720
60% LAR : 40% CIR	15%	£180,796,599	£160,752,993	£155,824,002	£155,603,831	£150,674,840	£145,745,848
60% LAR : 40% CIR	20%	£159,369,853	£140,369,383	£135,455,684	£135,236,150	£130,322,449	£125,372,281
60% LAR : 40% CIR	25%	£137,902,538	£119,945,464	£115,040,599	£114,826,624	£109,900,160	£104,938,384
60% LAR : 40% CIR	30%	£116,395,063	£99,481,641	£94,559,014	£94,338,231	£89,398,941	£84,459,650
60% LAR : 40% CIR	35%	£94,817,468	£78,941,652	£74,013,416	£73,793,068	£68,864,831	£63,912,106
60% LAR : 40% CIR	40%	£73,183,063	£58,345,491	£53,426,872	£53,206,889	£48,247,716	£43,273,002
60% LAR : 40% CIR	45%	£51,510,339	£37,710,231	£32,745,009	£32,522,820	£27,556,395	£22,554,699
60% LAR : 40% CIR	50%	£29,754,756	£16,964,102	£12,000,744	£11,776,800	£6,756,021	£1,730,461

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£301,808,981	£278,618,656	£273,653,734	£273,431,227	£268,447,419	£263,463,611
60% LAR : 40% CIR	5%	£280,506,384	£258,377,290	£253,413,259	£253,191,603	£248,227,571	£243,263,541
60% LAR : 40% CIR	10%	£259,161,996	£238,075,513	£233,129,750	£232,908,873	£227,963,108	£223,017,345
60% LAR : 40% CIR	15%	£237,776,224	£217,732,618	£212,803,627	£212,583,456	£207,654,465	£202,725,473
60% LAR : 40% CIR	20%	£216,349,478	£197,349,008	£192,435,309	£192,215,775	£187,302,074	£182,351,966
60% LAR : 40% CIR	25%	£194,882,163	£176,925,089	£172,025,215	£171,806,249	£166,899,785	£161,917,989
60% LAR : 40% CIR	30%	£173,374,688	£156,461,266	£151,538,639	£151,317,856	£146,378,566	£141,439,275
60% LAR : 40% CIR	35%	£151,797,093	£135,921,277	£130,993,041	£130,772,693	£125,844,456	£120,891,731
60% LAR : 40% CIR	40%	£130,163,288	£115,325,116	£110,406,497	£110,186,514	£105,227,341	£100,252,627
60% LAR : 40% CIR	45%	£108,490,164	£94,689,856	£89,724,634	£89,502,445	£84,536,020	£79,534,324
60% LAR : 40% CIR	50%	£86,734,381	£73,943,727	£68,980,369	£68,755,705	£63,735,646	£58,710,086

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
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Value Area	Zone A - Higher Central Zone
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No Units	575
Site Area	2.88 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£405,513,367	£381,696,304	£376,760,746	£376,540,394	£371,604,837	£366,669,279
60% LAR : 40% CIR	5%	£382,014,196	£359,276,106	£354,360,134	£354,140,624	£349,224,652	£344,287,772
60% LAR : 40% CIR	10%	£358,473,604	£336,614,786	£331,916,904	£331,696,164	£326,787,532	£321,841,766
60% LAR : 40% CIR	15%	£334,882,081	£314,312,744	£309,428,242	£309,208,071	£304,279,079	£299,350,087
60% LAR : 40% CIR	20%	£311,227,218	£291,770,381	£286,860,115	£286,640,581	£281,726,882	£276,813,181
60% LAR : 40% CIR	25%	£287,531,787	£269,150,088	£264,250,213	£264,031,248	£259,131,372	£254,231,498
60% LAR : 40% CIR	30%	£263,786,195	£246,486,456	£241,586,955	£241,368,488	£236,468,612	£231,568,738
60% LAR : 40% CIR	35%	£240,020,851	£223,783,324	£218,906,762	£218,688,725	£213,790,347	£208,892,110
60% LAR : 40% CIR	40%	£216,206,162	£201,041,098	£196,143,309	£195,925,327	£191,004,708	£186,086,088
60% LAR : 40% CIR	45%	£192,309,145	£178,217,590	£173,307,166	£173,087,482	£168,177,059	£163,221,077
60% LAR : 40% CIR	50%	£168,361,559	£155,354,561	£150,415,323	£150,193,367	£145,233,808	£140,274,248

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£124,772,492	£100,955,429	£96,019,871	£95,799,519	£90,863,962	£86,928,404
60% LAR : 40% CIR	5%	£101,273,321	£78,535,231	£73,619,259	£73,399,749	£68,463,777	£64,528,219
60% LAR : 40% CIR	10%	£77,732,729	£56,073,911	£51,178,029	£50,957,289	£46,046,657	£42,111,094
60% LAR : 40% CIR	15%	£54,141,206	£33,571,869	£28,687,367	£28,467,196	£23,558,204	£19,609,212
60% LAR : 40% CIR	20%	£30,486,343	£11,029,506	£6,119,240	£5,899,706	£986,007	£-3,927,694
60% LAR : 40% CIR	25%	£6,790,912	£-11,980,787	£-16,490,662	£-16,709,627	£-21,809,503	£-26,909,377
60% LAR : 40% CIR	30%	£-16,894,086	£-34,254,416	£-39,340,926	£-39,060,367	£-44,141,627	£-49,222,082
60% LAR : 40% CIR	35%	£-40,720,024	£-56,957,551	£-61,834,113	£-62,052,150	£-67,133,528	£-72,214,906
60% LAR : 40% CIR	40%	£-64,534,713	£-79,899,777	£-84,597,566	£-84,817,548	£-89,900,167	£-95,000,788
60% LAR : 40% CIR	45%	£-88,431,730	£-102,523,285	£-107,433,709	£-107,653,393	£-112,735,816	£-117,817,298
60% LAR : 40% CIR	50%	£-112,379,316	£-125,466,314	£-130,325,652	£-130,547,508	£-135,607,667	£-140,668,627

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£241,103,617	£217,286,554	£212,350,996	£212,130,644	£207,195,087	£202,259,529
60% LAR : 40% CIR	5%	£217,604,446	£194,866,356	£189,930,384	£189,710,032	£184,774,475	£179,838,917
60% LAR : 40% CIR	10%	£194,063,854	£172,405,036	£167,507,154	£167,288,414	£162,377,782	£157,432,019
60% LAR : 40% CIR	15%	£170,472,331	£149,902,994	£145,018,492	£144,798,321	£139,889,329	£134,943,567
60% LAR : 40% CIR	20%	£146,817,468	£127,360,631	£122,450,365	£122,230,831	£117,317,132	£112,403,431
60% LAR : 40% CIR	25%	£123,122,037	£104,740,338	£99,840,463	£99,621,498	£94,707,622	£89,793,746
60% LAR : 40% CIR	30%	£99,366,445	£82,076,706	£77,189,205	£76,970,738	£72,053,236	£67,138,483
60% LAR : 40% CIR	35%	£75,611,101	£59,373,574	£54,497,012	£54,278,975	£49,360,597	£44,442,360
60% LAR : 40% CIR	40%	£51,796,412	£36,631,348	£31,733,559	£31,513,577	£26,594,958	£21,676,338
60% LAR : 40% CIR	45%	£27,899,395	£13,807,840	£8,897,416	£8,677,732	£3,767,309	£-1,168,673
60% LAR : 40% CIR	50%	£3,951,809	£-8,075,169	£-13,994,497	£-14,216,366	£-19,115,942	£-24,037,602

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£289,305,867	£265,488,804	£260,563,246	£260,342,894	£255,397,337	£250,451,779
60% LAR : 40% CIR	5%	£265,806,696	£243,068,606	£238,152,634	£237,933,124	£232,917,152	£227,901,180
60% LAR : 40% CIR	10%	£242,266,104	£220,607,286	£215,709,404	£215,490,664	£210,474,692	£205,458,720
60% LAR : 40% CIR	15%	£218,674,581	£198,105,244	£193,220,742	£193,000,571	£187,984,600	£182,968,628
60% LAR : 40% CIR	20%	£195,019,718	£175,562,881	£170,652,615	£170,433,081	£165,417,110	£160,401,138
60% LAR : 40% CIR	25%	£171,324,267	£153,042,588	£148,042,713	£147,823,748	£142,807,777	£137,791,805
60% LAR : 40% CIR	30%	£147,588,695	£130,278,956	£125,391,455	£125,172,988	£120,156,917	£115,140,945
60% LAR : 40% CIR	35%	£123,813,351	£107,575,824	£102,689,262	£102,481,225	£97,465,154	£92,449,182
60% LAR : 40% CIR	40%	£99,998,662	£84,833,598	£79,935,809	£79,717,827	£74,701,756	£69,685,784
60% LAR : 40% CIR	45%	£76,101,645	£62,010,090	£57,099,666	£56,879,982	£51,863,911	£46,847,939
60% LAR : 40% CIR	50%	£52,154,059	£39,127,061	£34,207,823	£33,988,867	£28,972,800	£23,956,828

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£346,285,492	£322,468,429	£317,532,871	£317,312,519	£312,376,962	£307,441,404
60% LAR : 40% CIR	5%	£322,786,321	£300,048,231	£295,132,259	£294,912,749	£289,967,777	£285,022,805
60% LAR : 40% CIR	10%	£299,245,729	£277,586,911	£272,689,029	£272,469,519	£267,524,547	£262,579,575
60% LAR : 40% CIR	15%	£275,654,206	£255,084,869	£250,200,367	£249,980,196	£245,035,224	£240,090,252
60% LAR : 40% CIR	20%	£251,899,343	£232,542,506	£227,632,240	£227,412,730	£222,467,758	£217,522,786
60% LAR : 40% CIR	25%	£228,303,912	£209,922,213	£205,022,338	£204,803,373	£199,858,401	£194,913,429
60% LAR : 40% CIR	30%	£204,568,320	£187,258,581	£182,371,080	£182,152,613	£177,207,641	£172,262,669
60% LAR : 40% CIR	35%	£180,792,976	£164,555,449	£159,678,887	£159,460,850	£154,515,878	£149,570,906
60% LAR : 40% CIR	40%	£156,978,287	£141,813,223	£136,915,434	£136,697,452	£131,752,480	£126,807,508
60% LAR : 40% CIR	45%	£133,061,270	£118,989,715	£114,079,291	£113,859,607	£108,914,635	£103,969,663
60% LAR : 40% CIR	50%	£109,133,684	£96,106,686	£91,187,448	£90,965,492	£86,020,520	£81,075,548

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone B - £900 psf
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,120,062	£821,457	£811,102	£807,263	£745,132	£703,712

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£3,274,343	-£3,592,748	-£3,583,103	-£3,595,942	-£3,650,073	-£3,800,403

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£1,453,908	-£1,751,813	-£1,762,268	-£1,768,407	-£1,828,238	-£1,869,658

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£988,938	-£997,443	-£1,007,795	-£1,011,637	-£1,075,708	-£1,115,198

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£193,017	£105,988	£105,989	£109,762	£161,918	£225,351

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone B - E950 psf
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£1,250,518	£949,827	£939,473	£935,633	£873,502	£832,082

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£3,143,887	-£3,454,378	-£3,454,732	-£3,458,572	-£3,520,703	-£3,582,123

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£1,322,862	-£1,623,543	-£1,633,807	-£1,637,737	-£1,690,968	-£1,741,288

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£58,362	-£69,173	-£70,427	-£82,267	-£95,308	-£98,818

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£323,473	£22,762	£12,428	£6,588	£88,984	£96,969

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone B - £1,000 psf
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,380,974	£1,078,198	£1,067,843	£1,054,003	£1,001,873	£960,452

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	-£3,013,291	-£3,318,007	-£3,026,302	-£3,330,202	-£3,302,332	-£1,433,753

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	-£1,192,396	-£1,495,172	-£1,595,527	-£1,599,367	-£1,871,467	-£1,812,818

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	-£437,926	-£740,702	-£751,057	-£754,897	-£817,027	-£698,448

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£433,929	£191,193	£140,798	£136,958	£74,828	£33,407

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone B - £1,050 psf
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,511,430	£1,206,568	£1,196,213	£1,192,374	£1,150,243	£1,088,823

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	-£2,682,775	-£3,187,637	-£3,197,892	-£3,201,831	-£3,263,962	-£3,305,832

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	-£1,081,940	-£1,368,892	-£1,377,157	-£1,380,996	-£1,443,127	-£1,484,547

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	-£397,470	-£812,332	-£822,687	-£826,526	-£888,857	-£930,077

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£584,385	£279,523	£269,768	£265,329	£203,798	£181,778

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone B - £1,100 psf
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£1,641,887	£1,334,938	£1,324,584	£1,320,744	£1,258,613	£1,217,193

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£2,782,318	-£3,059,267	-£3,069,621	-£3,073,461	-£3,138,562	-£3,177,012

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£281,483	-£1,238,432	-£1,248,788	-£1,252,626	-£1,314,757	-£1,360,177

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£177,013	-£483,962	-£494,318	-£498,156	-£580,287	-£601,707

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£718,842	£407,893	£397,539	£393,099	£331,968	£290,148

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone B - £1,150 psf
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,772,342	£1,463,308	£1,452,954	£1,449,114	£1,366,984	£1,345,563

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£2,621,983	-£2,630,897	-£2,041,261	-£2,045,001	-£3,007,221	-£1,048,642

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£901,028	-£1,110,062	-£1,190,418	-£1,124,256	-£1,186,368	-£1,227,807

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£40,558	-£363,592	-£366,840	-£369,756	-£431,816	-£473,337

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£645,297	£536,263	£525,909	£522,069	£459,939	£416,316

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses	
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Value Area	Zone B - £1,200 psf
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,902,799	£1,591,679	£1,581,323	£1,577,485	£1,515,354	£1,473,934

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	-£2,491,400	-£2,802,526	-£2,812,882	-£2,818,720	-£2,878,851	-£2,920,271

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	-£770,571	-£681,691	-£902,047	-£955,885	-£1,058,018	-£1,099,436

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£83,899	£227,721	£237,577	£247,415	£303,548	£344,989

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£975,754	£664,634	£654,278	£550,440	£586,309	£546,889

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone B - £1,250 psf
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,033,255	£1,720,049	£1,709,693	£1,705,855	£1,643,724	£1,602,304

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,380,950	£2,674,156	£2,689,512	£2,688,350	£2,750,481	£2,791,901

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£540,115	£583,321	£583,677	£567,515	£629,646	£671,056

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£214,355	£96,851	£106,207	£113,045	£175,176	£216,596

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,106,210	£793,004	£782,648	£775,510	£716,679	£675,259

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone B - £1,300 psf
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£2,163,712	£1,848,419	£1,838,064	£1,834,224	£1,772,095	£1,730,674

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£2,290,493	£2,515,796	£2,056,141	£2,559,081	£2,822,110	£2,693,831

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£409,658	£724,951	£735,308	£739,146	£801,375	£842,696

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£344,812	£29,519	£19,164	£15,324	£46,805	£88,226

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£1,236,067	£921,374	£911,019	£907,179	£845,050	£803,629

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone B - £900 psf
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£725,405	£336,836	£321,259	£318,296	£255,986	£193,675

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,091,909	£2,170,902	£2,495,530	£2,498,502	£2,580,813	£2,823,129

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£984,191	£1,312,769	£1,336,337	£1,331,300	£1,393,611	£1,455,921

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£440,597	£629,726	£644,709	£647,696	£909,976	£972,286

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£131,145	£297,624	£273,897	£275,966	£358,274	£496,984

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone B - E950 psf
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£864,089	£473,302	£457,725	£454,762	£392,451	£330,141

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£1,952,709	-£2,313,496	-£2,089,073	-£2,382,037	-£2,423,347	-£2,486,857

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£785,508	-£1,178,294	-£1,191,872	-£1,194,836	-£1,297,146	-£1,310,455

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£391,873	-£692,696	-£706,237	-£717,201	-£773,310	-£836,821

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£289,829	-£740,956	-£166,536	-£159,696	-£201,806	-£286,119

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone B - £1,000 psf
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£1,002,772	£609,768	£504,190	£591,227	£528,917	£466,607

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£1,814,020	-£2,207,030	-£2,222,808	-£2,325,171	-£2,287,851	-£2,380,101

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£46,825	-£1,039,628	-£1,055,408	-£1,058,369	-£1,120,679	-£1,182,885

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£63,150	-£50,193	-£71,771	-£72,734	-£97,045	-£99,354

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£408,312	£15,509	£89	£3,034	£66,393	£127,662

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone B - £1,050 psf
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,141,456	£746,234	£730,656	£727,694	£665,383	£603,073

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,075,343	£2,070,564	£2,086,112	£2,069,104	£2,161,415	£2,213,725

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£598,141	£963,362	£918,940	£921,902	£984,213	£1,040,523

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£24,556	£419,728	£436,300	£432,268	£500,578	£502,889

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£547,196	£191,974	£136,396	£133,434	£71,724	£6,813

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone B - £1,100 psf
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
FTL	8%	£1,280,138	£882,699	£867,122	£864,159	£801,849	£739,538

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
FTL	8%	-£1,538,860	-£1,934,099	-£1,649,076	-£1,952,639	-£2,013,349	-£2,077,260

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
FTL	8%	£389,458	£766,897	£762,474	£765,437	£847,747	£910,058

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
FTL	8%	£114,177	£283,262	£266,839	£307,852	£364,113	£426,423

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
FTL	8%	£685,879	£268,440	£272,863	£269,900	£207,589	£145,279

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone B - £1,150 psf
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,418,822	£1,019,165	£1,003,588	£1,000,625	£938,314	£876,005

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,397,970	£1,797,633	£1,815,210	£1,818,173	£1,878,484	£1,940,793

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£230,774	£630,431	£846,008	£848,971	£711,369	£773,581

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£252,861	£140,797	£162,374	£165,337	£227,647	£289,956

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£824,363	£424,905	£409,328	£406,363	£344,059	£281,745

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone B - £1,200 psf
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,557,505	£1,155,632	£1,140,053	£1,137,090	£1,074,781	£1,012,471

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,299,293	£1,691,187	£1,076,745	£1,479,768	£1,742,017	£1,804,327

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£92,091	£493,965	£309,543	£512,506	£574,815	£637,126

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£391,544	£10,330	£25,908	£28,871	£91,181	£193,491

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£963,246	£961,372	£545,794	£542,831	£480,321	£416,211

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone B - £1,250 psf
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,696,189	£1,292,097	£1,276,519	£1,273,557	£1,211,247	£1,148,936

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,120,000	£1,524,701	£1,540,279	£1,543,241	£1,808,592	£1,987,862

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£46,593	£367,499	£373,077	£376,036	£438,366	£500,690

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£530,228	£126,136	£110,557	£107,595	£45,285	£17,026

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,101,930	£997,837	£882,259	£879,297	£816,967	£554,617

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone B - £1,300 psf
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,834,872	£1,428,563	£1,412,986	£1,410,023	£1,347,712	£1,285,402

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£581,028	£1,393,235	£1,403,812	£1,406,776	£1,469,093	£1,531,396

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£185,276	£221,033	£236,611	£239,974	£301,864	£364,194

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£668,911	£262,601	£247,024	£244,061	£181,751	£119,440

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,240,613	£834,303	£816,726	£819,763	£753,453	£691,142

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone B - £900 psf
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£1,040,282	£335,209	£311,843	£307,396	£213,930	£120,465

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£1,400,943	£2,108,016	£2,120,382	£2,133,820	£2,227,295	£2,303,760

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£380,363	£1,094,441	£1,117,807	£1,122,254	£1,215,720	£1,309,186

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£29,782	£675,291	£698,697	£703,104	£796,570	£890,035

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£325,257	£1,079,616	£2,038,182	£2,077,629	£3,011,095	£3,994,561

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone B - E950 psf
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	12%	£1,248,307	£539,908	£516,540	£512,094	£418,629	£325,164

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	12%	-£1,192,916	-£1,901,317	-£1,024,885	-£1,929,131	-£2,022,598	-£2,110,061

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	12%	-£181,343	-£399,742	-£913,110	-£917,556	-£1,011,021	-£1,104,486

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£49,429,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	12%	£237,807	£470,592	£493,960	£465,406	£991,871	£695,336

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	12%	£733,262	£24,863	£1,315	£2,891	£86,396	£189,861

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone B - £1,000 psf
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,456,332	£744,606	£721,239	£716,793	£623,328	£529,862

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£564,893	£1,698,619	£1,719,988	£1,724,432	£1,817,897	£1,911,363

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£26,682	£665,044	£706,411	£712,857	£806,322	£899,788

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£445,832	£260,894	£269,261	£263,207	£387,172	£480,638

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£941,307	£229,581	£205,214	£201,768	£108,303	£14,837

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone B - £1,050 psf
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,664,357	£949,304	£925,938	£921,492	£828,027	£734,561

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	-£776,898	-£1,491,921	-£1,515,287	-£1,519,733	-£1,813,198	-£1,700,664

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£234,707	£480,346	£303,712	£506,156	£601,623	£698,089

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£653,857	£61,196	£94,952	£99,008	£182,473	£275,939

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,149,332	£434,279	£410,913	£406,467	£313,002	£219,536

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone B - £1,100 psf
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,872,382	£1,154,003	£1,130,637	£1,126,191	£1,032,725	£939,260

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£568,813	£1,287,222	£1,370,888	£1,315,004	£1,408,500	£1,501,965

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£442,732	£275,647	£290,013	£305,456	£386,925	£480,390

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£981,882	£143,503	£120,137	£115,691	£22,225	£71,240

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,357,357	£636,978	£615,612	£611,166	£517,700	£424,235

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone B - £1,150 psf
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,080,408	£1,358,702	£1,335,336	£1,330,889	£1,237,424	£1,143,959

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£580,817	£1,092,523	£1,105,889	£1,110,336	£1,203,861	£1,297,266

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£650,758	£70,948	£04,314	£36,761	£192,226	£285,691

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,069,908	£348,202	£324,836	£320,389	£226,924	£133,459

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,865,383	£943,677	£620,311	£515,864	£722,399	£626,934

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone B - £1,200 psf
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,288,432	£1,563,401	£1,540,035	£1,535,588	£1,442,123	£1,348,658

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£182,793	£177,824	£301,180	£305,837	£399,102	£1,092,567

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£858,782	£133,751	£110,385	£105,938	£12,473	£80,602

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,277,932	£552,901	£529,535	£525,068	£431,623	£338,158

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,773,407	£1,046,376	£1,025,010	£1,020,563	£927,098	£633,633

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone B - £1,250 psf
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,496,457	£1,768,100	£1,744,734	£1,740,287	£1,646,822	£1,553,356

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£55,232	£174,125	£186,461	£700,938	£794,403	£687,869

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,096,807	£338,450	£315,084	£310,637	£217,172	£123,706

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,485,957	£757,600	£734,234	£729,787	£636,322	£542,856

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,981,432	£1,253,075	£1,229,709	£1,225,262	£1,131,797	£1,038,331

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone B - £1,300 psf
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,704,482	£1,972,799	£1,949,432	£1,944,985	£1,851,521	£1,758,055

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£283,257	£468,426	£401,763	£506,240	£389,704	£683,170

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,274,832	£543,149	£519,782	£515,335	£421,871	£328,405

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,693,982	£962,299	£938,932	£934,485	£841,021	£747,555

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,189,457	£1,437,774	£1,434,707	£1,429,960	£1,336,496	£1,263,030

LB Camden
Local Plan Viability Testing 2023

Resi 4- 10 Flats

Value Area	Zone B - £900 psf
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No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,116,132	£737,885	£709,767	£704,781	£592,432	£480,084
60% LAR : 40% CIR	8%	£322,508	£371,474	£343,562	£338,566	£426,877	£315,189
60% LAR : 40% CIR	12%	£824,820	£487,406	£459,588	£454,585	£343,195	£231,804
60% LAR : 40% CIR	14%	£775,759	£445,158	£417,346	£412,378	£301,129	£189,880
60% LAR : 40% CIR	18%	£677,092	£399,237	£372,491	£367,536	£216,552	£105,568
60% LAR : 40% CIR	20%	£667,710	£317,565	£299,850	£294,800	£174,041	£53,182
60% LAR : 40% CIR	24%	£528,296	£231,801	£204,144	£199,204	£88,579	£-23,492
60% LAR : 40% CIR	26%	£478,378	£188,709	£161,080	£156,144	£45,929	£-68,702
60% LAR : 40% CIR	30%	£378,119	£102,111	£74,632	£69,696	£-83,821	£-162,812
60% LAR : 40% CIR	35%	£252,007	£-17,171	£-36,854	£-42,157	£-160,906	£-279,655
60% LAR : 40% CIR	50%	£-141,537	£-365,434	£-394,993	£-400,275	£-518,507	£-636,739

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£589,304	£1,037,551	£1,085,830	£1,070,855	£1,183,004	£1,295,353
60% LAR : 40% CIR	8%	£652,928	£1,020,963	£1,021,884	£1,028,971	£1,346,586	£1,468,247
60% LAR : 40% CIR	12%	£950,918	£1,288,031	£1,315,878	£1,320,852	£1,432,242	£1,543,632
60% LAR : 40% CIR	14%	£999,678	£1,330,278	£1,388,091	£1,383,059	£1,474,308	£1,585,557
60% LAR : 40% CIR	18%	£1,098,234	£1,415,199	£1,442,948	£1,447,901	£1,588,885	£1,699,868
60% LAR : 40% CIR	20%	£1,141,727	£1,457,872	£1,485,587	£1,490,537	£1,661,306	£1,772,284
60% LAR : 40% CIR	24%	£1,247,139	£1,543,638	£1,571,293	£1,576,232	£1,686,857	£1,798,928
60% LAR : 40% CIR	26%	£1,297,058	£1,588,727	£1,614,357	£1,619,292	£1,729,807	£1,845,139
60% LAR : 40% CIR	30%	£1,397,218	£1,673,253	£1,703,904	£1,708,831	£1,819,066	£1,936,049
60% LAR : 40% CIR	35%	£1,523,429	£1,782,608	£1,812,220	£1,817,193	£1,936,342	£2,055,091
60% LAR : 40% CIR	50%	£-916,973	£2,140,871	£2,170,429	£2,175,711	£2,283,943	£2,412,175

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£76,387	£301,861	£339,948	£334,985	£447,313	£559,662
60% LAR : 40% CIR	8%	£117,229	£468,972	£466,193	£501,580	£588,184	£724,556
60% LAR : 40% CIR	12%	£214,925	£552,540	£580,187	£585,181	£686,551	£807,941
60% LAR : 40% CIR	14%	£283,987	£594,587	£622,400	£627,388	£738,617	£849,866
60% LAR : 40% CIR	18%	£352,543	£679,008	£707,656	£712,610	£823,184	£934,177
60% LAR : 40% CIR	20%	£412,058	£722,181	£749,866	£754,846	£865,704	£976,653
60% LAR : 40% CIR	24%	£511,448	£807,945	£835,602	£840,541	£951,166	£1,063,237
60% LAR : 40% CIR	26%	£561,967	£851,036	£878,686	£883,601	£994,116	£1,109,448
60% LAR : 40% CIR	30%	£661,827	£937,625	£965,213	£970,140	£1,083,367	£1,202,389
60% LAR : 40% CIR	35%	£787,738	£1,046,917	£1,076,599	£1,081,502	£1,200,651	£1,319,401
60% LAR : 40% CIR	50%	£-181,283	£1,405,180	£1,434,738	£1,440,020	£1,598,292	£1,678,484

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£381,223	£2,976	£26,112	£36,128	£142,977	£254,826
60% LAR : 40% CIR	8%	£187,569	£189,836	£191,367	£196,343	£328,032	£419,720
60% LAR : 40% CIR	12%	£89,911	£247,504	£275,351	£280,324	£391,715	£503,105
60% LAR : 40% CIR	14%	£40,849	£289,751	£317,864	£322,831	£433,780	£545,029
60% LAR : 40% CIR	18%	£97,997	£314,872	£342,418	£347,373	£458,358	£569,341
60% LAR : 40% CIR	20%	£107,200	£417,345	£445,059	£450,010	£560,868	£671,727
60% LAR : 40% CIR	24%	£206,611	£503,108	£530,765	£535,705	£646,330	£758,401
60% LAR : 40% CIR	26%	£256,630	£546,200	£573,880	£578,785	£693,280	£804,611
60% LAR : 40% CIR	30%	£355,790	£632,798	£660,377	£665,253	£778,530	£887,924
60% LAR : 40% CIR	35%	£482,902	£742,081	£771,763	£777,066	£895,815	£1,014,564
60% LAR : 40% CIR	50%	£876,448	£1,000,343	£1,029,802	£1,036,184	£1,258,416	£1,371,848

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£741,589	£883,361	£935,234	£930,217	£971,888	£105,574
60% LAR : 40% CIR	8%	£247,045	£196,910	£188,989	£184,002	£32,313	£-165,576
60% LAR : 40% CIR	12%	£450,256	£112,842	£84,995	£90,021	£-91,369	£-142,759
60% LAR : 40% CIR	14%	£401,195	£70,894	£42,782	£37,814	£-475,435	£-184,684
60% LAR : 40% CIR	18%	£302,639	£-14,672	£-42,073	£-47,098	£-114,012	£-226,056
60% LAR : 40% CIR	20%	£253,146	£-56,969	£-84,714	£-89,684	£-200,522	£-311,381
60% LAR : 40% CIR	24%	£153,734	£-142,763	£-170,420	£-175,399	£-285,985	£-399,059
60% LAR : 40% CIR	26%	£103,815	£-185,854	£-213,484	£-218,419	£-358,935	£-444,266
60% LAR : 40% CIR	30%	£3,555	£-272,453	£-300,031	£-304,958	£-418,185	£-537,176
60% LAR : 40% CIR	35%	£-122,558	£-381,735	£-441,417	£-446,721	£-535,470	£-654,219
60% LAR : 40% CIR	50%	£-616,091	£-679,698	£-669,667	£-674,658	£-993,090	£-1,011,303

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone B - £950 psf
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No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,347,272	£965,328	£937,241	£932,225	£819,876	£707,527
60% LAR - 40% CIR	8%	£1,135,156	£780,721	£752,800	£747,813	£636,124	£534,437
60% LAR - 40% CIR	12%	£1,028,222	£687,556	£659,708	£654,735	£543,345	£431,954
60% LAR - 40% CIR	14%	£974,537	£640,758	£612,947	£607,979	£496,730	£385,481
60% LAR - 40% CIR	18%	£865,737	£546,740	£519,984	£514,038	£403,055	£292,071
60% LAR - 40% CIR	20%	£816,621	£498,619	£471,805	£465,855	£355,996	£245,136
60% LAR - 40% CIR	24%	£703,983	£404,657	£377,001	£372,061	£281,436	£150,811
60% LAR - 40% CIR	26%	£649,421	£357,017	£329,387	£324,452	£213,637	£103,421
60% LAR - 40% CIR	30%	£339,916	£291,321	£233,743	£228,816	£118,903	£8,189
60% LAR - 40% CIR	35%	£402,247	£140,927	£113,405	£108,488	£-1,626	£-120,189
60% LAR - 40% CIR	50%	£-16,878	£-242,768	£-272,327	£-277,608	£-395,841	£-514,073

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£428,165	£310,109	£238,195	£243,212	£395,567	£1,067,909
60% LAR - 40% CIR	0%	£640,289	£394,715	£1,062,895	£1,067,893	£1,198,172	£1,351,000
60% LAR - 40% CIR	12%	£747,215	£1,087,581	£1,115,728	£1,120,702	£1,232,092	£1,343,482
60% LAR - 40% CIR	14%	£800,899	£1,134,678	£1,162,489	£1,167,457	£1,278,706	£1,389,955
60% LAR - 40% CIR	18%	£938,899	£1,229,997	£1,256,443	£1,261,398	£1,372,381	£1,483,365
60% LAR - 40% CIR	20%	£962,815	£1,215,918	£1,203,611	£1,208,567	£1,319,441	£1,430,309
60% LAR - 40% CIR	24%	£1,071,473	£1,370,779	£1,398,435	£1,403,375	£1,514,001	£1,624,625
60% LAR - 40% CIR	26%	£1,128,015	£1,418,419	£1,446,049	£1,450,984	£1,561,499	£1,672,016
60% LAR - 40% CIR	30%	£1,255,620	£1,514,115	£1,541,884	£1,546,820	£1,658,934	£1,767,247
60% LAR - 40% CIR	35%	£1,373,189	£1,634,509	£1,662,031	£1,666,948	£1,777,062	£1,895,625
60% LAR - 40% CIR	50%	£-1,792,314	£-2,018,205	£-2,047,763	£-2,053,045	£-2,171,277	£-2,289,509

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£307,526	£74,418	£102,504	£107,521	£219,870	£332,218
60% LAR - 40% CIR	0%	£35,411	£239,815	£238,946	£239,052	£403,621	£515,309
60% LAR - 40% CIR	12%	£11,524	£352,190	£380,037	£385,011	£496,401	£607,791
60% LAR - 40% CIR	14%	£85,208	£388,987	£428,799	£431,768	£543,018	£654,265
60% LAR - 40% CIR	18%	£133,893	£493,056	£529,782	£535,701	£658,088	£774,674
60% LAR - 40% CIR	20%	£227,104	£540,227	£567,941	£572,891	£693,750	£814,609
60% LAR - 40% CIR	24%	£335,782	£635,088	£662,744	£667,684	£779,310	£898,934
60% LAR - 40% CIR	26%	£390,324	£682,728	£710,358	£715,293	£825,809	£946,325
60% LAR - 40% CIR	30%	£499,609	£778,424	£806,003	£810,930	£921,243	£1,031,566
60% LAR - 40% CIR	35%	£637,498	£898,818	£926,341	£931,257	£1,041,371	£1,150,934
60% LAR - 40% CIR	50%	£-1,086,684	£-1,282,514	£-1,318,072	£-1,313,984	£-1,438,598	£-1,563,818

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£972,708	£380,764	£362,877	£357,961	£446,512	£592,966
60% LAR - 40% CIR	0%	£40,247	£45,812	£77,891	£72,944	£96,955	£210,472
60% LAR - 40% CIR	12%	£293,313	£47,353	£75,201	£80,174	£101,564	£302,955
60% LAR - 40% CIR	14%	£239,628	£94,151	£121,962	£126,930	£238,179	£349,428
60% LAR - 40% CIR	18%	£131,828	£168,169	£213,916	£220,911	£331,854	£442,803
60% LAR - 40% CIR	20%	£77,712	£235,390	£263,104	£268,054	£378,914	£489,773
60% LAR - 40% CIR	24%	£30,946	£330,252	£357,908	£362,848	£473,473	£584,098
60% LAR - 40% CIR	26%	£85,489	£377,692	£405,522	£410,457	£520,972	£632,088
60% LAR - 40% CIR	30%	£194,593	£473,588	£501,166	£506,053	£616,405	£726,720
60% LAR - 40% CIR	35%	£332,662	£593,982	£621,504	£626,421	£736,538	£855,098
60% LAR - 40% CIR	50%	£-81,787	£-977,677	£-1,007,236	£-1,012,918	£-1,130,750	£-1,248,982

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£972,708	£380,764	£362,877	£357,961	£446,512	£592,966
60% LAR - 40% CIR	0%	£70,593	£405,157	£376,236	£371,250	£461,561	£618,873
60% LAR - 40% CIR	12%	£553,658	£312,992	£285,145	£280,171	£368,781	£527,391
60% LAR - 40% CIR	14%	£599,974	£265,195	£238,383	£233,415	£122,166	£10,917
60% LAR - 40% CIR	18%	£462,173	£172,719	£144,430	£139,476	£28,428	£-162,892
60% LAR - 40% CIR	20%	£438,057	£124,955	£97,241	£92,291	£-18,968	£-120,427
60% LAR - 40% CIR	24%	£329,400	£30,054	£2,438	£2,503	£-113,129	£-223,752
60% LAR - 40% CIR	26%	£274,858	£-17,548	£48,976	£50,111	£-100,627	£-211,143
60% LAR - 40% CIR	30%	£165,352	£-113,242	£-140,821	£-145,748	£-255,051	£-366,374
60% LAR - 40% CIR	35%	£27,684	£-233,636	£-261,159	£-269,075	£-376,190	£-484,753
60% LAR - 40% CIR	50%	£-891,462	£-917,352	£-946,890	£-952,172	£-1,070,404	£-1,188,636

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone B - £1,000 psf
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No Units	10
Site Area	0.02 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,378,411	£1,192,771	£1,164,684	£1,159,667	£1,047,318	£934,970
60% LAR - 40% CIR	8%	£1,347,804	£989,069	£962,048	£957,051	£845,372	£733,684
60% LAR - 40% CIR	12%	£1,231,625	£887,706	£859,858	£854,884	£743,495	£632,105
60% LAR - 40% CIR	14%	£1,173,317	£836,360	£808,547	£803,580	£692,331	£581,081
60% LAR - 40% CIR	18%	£1,056,271	£733,244	£705,497	£700,542	£588,558	£478,575
60% LAR - 40% CIR	20%	£987,553	£681,474	£653,759	£648,809	£537,950	£427,091
60% LAR - 40% CIR	24%	£879,629	£577,514	£549,858	£544,918	£434,292	£323,668
60% LAR - 40% CIR	26%	£820,465	£526,325	£497,695	£492,761	£382,245	£271,728
60% LAR - 40% CIR	30%	£701,713	£420,531	£392,953	£388,106	£277,713	£167,399
60% LAR - 40% CIR	35%	£552,489	£288,765	£261,242	£256,326	£146,236	£36,147
60% LAR - 40% CIR	50%	£99,651	£-120,102	£-149,660	£-154,942	£-273,174	£-391,406

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£197,026	£52,685	£810,753	£816,769	£728,118	£540,467
60% LAR - 40% CIR	8%	£467,892	£78,468	£910,989	£916,706	£830,265	£644,752
60% LAR - 40% CIR	12%	£543,812	£87,731	£915,578	£920,552	£831,942	£643,332
60% LAR - 40% CIR	14%	£622,119	£93,077	£966,889	£971,856	£883,105	£681,355
60% LAR - 40% CIR	18%	£719,166	£102,193	£1,069,939	£1,074,894	£1,000,878	£786,861
60% LAR - 40% CIR	20%	£777,864	£103,963	£1,121,617	£1,126,628	£1,027,467	£800,395
60% LAR - 40% CIR	24%	£858,808	£1,197,302	£1,225,579	£1,230,519	£1,141,144	£851,768
60% LAR - 40% CIR	26%	£954,972	£1,290,111	£1,277,741	£1,282,675	£1,193,192	£883,708
60% LAR - 40% CIR	30%	£1,073,723	£1,364,963	£1,364,963	£1,367,410	£1,197,723	£888,038
60% LAR - 40% CIR	35%	£1,222,948	£1,486,671	£1,514,194	£1,519,110	£1,629,201	£1,739,290
60% LAR - 40% CIR	50%	£1,675,785	£1,895,538	£1,625,007	£1,830,319	£2,048,611	£2,166,842

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£538,665	£153,026	£124,938	£119,922	£7,573	£-104,776
60% LAR - 40% CIR	8%	£338,659	£46,777	£277,686	£282,895	£198,213	£104,776
60% LAR - 40% CIR	12%	£191,879	£-152,040	£-179,887	£-184,861	£-296,251	£-407,641
60% LAR - 40% CIR	14%	£133,572	£203,386	£231,198	£236,165	£347,414	£488,664
60% LAR - 40% CIR	18%	£16,525	£36,562	£36,248	£36,293	£68,187	£51,170
60% LAR - 40% CIR	20%	£24,413	£38,272	£38,086	£38,037	£50,756	£34,654
60% LAR - 40% CIR	24%	£180,117	£462,232	£489,888	£494,828	£605,453	£716,077
60% LAR - 40% CIR	26%	£219,281	£514,420	£542,050	£546,984	£667,501	£789,917
60% LAR - 40% CIR	30%	£1,073,723	£1,364,963	£1,364,963	£1,367,410	£1,197,723	£1,008,038
60% LAR - 40% CIR	35%	£487,257	£750,981	£778,503	£783,420	£893,510	£1,003,599
60% LAR - 40% CIR	50%	£948,095	£1,189,847	£1,188,406	£1,194,688	£1,312,920	£1,431,151

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£843,502	£457,862	£420,775	£424,758	£312,409	£200,061
60% LAR - 40% CIR	8%	£912,895	£295,060	£227,139	£222,152	£110,463	£1,265
60% LAR - 40% CIR	12%	£496,716	£152,797	£124,949	£119,975	£8,586	£-102,805
60% LAR - 40% CIR	14%	£436,408	£101,451	£73,638	£68,671	£42,878	£-153,828
60% LAR - 40% CIR	18%	£21,352	£1,665,418	£28,418	£28,991	£145,351	£256,354
60% LAR - 40% CIR	20%	£262,624	£53,435	£81,150	£86,100	£196,959	£307,818
60% LAR - 40% CIR	24%	£144,720	£197,395	£185,051	£189,922	£300,617	£411,241
60% LAR - 40% CIR	26%	£85,555	£208,384	£203,214	£202,148	£352,558	£463,181
60% LAR - 40% CIR	30%	£45,196	£314,379	£341,655	£346,719	£457,195	£565,510
60% LAR - 40% CIR	35%	£182,421	£446,144	£473,667	£478,583	£588,673	£698,763
60% LAR - 40% CIR	50%	£938,258	£895,071	£884,670	£889,851	£1,008,084	£1,126,315

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£7,263,347	£818,207	£780,120	£785,104	£672,758	£580,406
60% LAR - 40% CIR	8%	£373,241	£815,405	£867,484	£872,457	£676,808	£589,121
60% LAR - 40% CIR	12%	£857,061	£513,142	£485,295	£480,320	£368,931	£257,541
60% LAR - 40% CIR	14%	£786,754	£461,798	£433,984	£429,017	£317,768	£206,518
60% LAR - 40% CIR	18%	£61,707	£368,680	£330,934	£324,970	£214,961	£104,011
60% LAR - 40% CIR	20%	£622,969	£306,910	£279,195	£274,245	£163,386	£52,528
60% LAR - 40% CIR	24%	£505,065	£202,950	£175,294	£170,354	£59,729	£-90,896
60% LAR - 40% CIR	26%	£445,901	£150,761	£123,132	£118,197	£7,681	£-102,845
60% LAR - 40% CIR	30%	£327,150	£45,967	£18,380	£13,463	£-96,851	£-207,165
60% LAR - 40% CIR	35%	£177,925	£-85,799	£-113,321	£-118,238	£-228,328	£-338,417
60% LAR - 40% CIR	50%	£2,698,919	£494,666	£524,224	£529,506	£647,738	£785,969

LB Camden
Local Plan Viability Testing 2023

Resi 4-10 Flats

Value Area	Zone B - £1,050 psf
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No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,809,550	£1,420,214	£1,392,127	£1,387,111	£1,274,762	£1,162,413
60% LAR : 40% CIR	8%	£1,560,452	£1,199,216	£1,171,295	£1,166,388	£1,054,620	£942,932
60% LAR : 40% CIR	12%	£1,435,026	£1,087,856	£1,060,008	£1,055,034	£943,644	£832,255
60% LAR : 40% CIR	14%	£1,372,097	£1,031,961	£1,004,149	£999,181	£887,832	£776,683
60% LAR : 40% CIR	18%	£1,245,804	£919,747	£892,000	£887,045	£776,001	£665,078
60% LAR : 40% CIR	20%	£1,192,443	£863,428	£835,713	£830,763	£669,905	£554,046
60% LAR : 40% CIR	24%	£1,055,294	£750,370	£722,714	£717,774	£560,150	£446,525
60% LAR : 40% CIR	26%	£991,507	£693,633	£666,003	£661,069	£450,553	£334,036
60% LAR : 40% CIR	30%	£863,611	£579,741	£552,162	£547,237	£346,923	£220,609
60% LAR : 40% CIR	35%	£702,729	£436,603	£409,081	£404,164	£294,074	£183,984
60% LAR : 40% CIR	50%	£215,221	£2,110	£-26,993	£-32,276	£-150,508	£-268,739

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£34,114	£35,223	£38,309	£38,326	£50,674	£913,023
60% LAR : 40% CIR	0%	£214,884	£576,265	£604,411	£606,128	£720,817	£852,564
60% LAR : 40% CIR	8%	£340,410	£657,581	£715,429	£720,402	£831,752	£943,182
60% LAR : 40% CIR	14%	£403,339	£743,475	£771,288	£776,256	£887,505	£988,754
60% LAR : 40% CIR	18%	£429,632	£835,690	£883,436	£889,391	£999,376	£1,110,358
60% LAR : 40% CIR	20%	£452,663	£912,063	£938,723	£944,674	£1,056,162	£1,166,391
60% LAR : 40% CIR	24%	£470,142	£1,025,066	£1,052,722	£1,057,682	£1,168,286	£1,278,912
60% LAR : 40% CIR	26%	£493,929	£1,081,903	£1,109,433	£1,114,387	£1,224,894	£1,335,400
60% LAR : 40% CIR	30%	£511,668	£1,166,695	£1,223,214	£1,228,200	£1,338,513	£1,448,827
60% LAR : 40% CIR	35%	£1,072,708	£1,338,633	£1,366,356	£1,371,272	£1,481,362	£1,591,452
60% LAR : 40% CIR	50%	£1,590,216	£1,773,326	£1,802,430	£1,807,712	£1,925,945	£2,044,176

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£769,895	£380,468	£352,382	£347,365	£235,017	£122,668
60% LAR : 40% CIR	0%	£320,787	£159,471	£131,550	£126,563	£14,674	£36,813
60% LAR : 40% CIR	12%	£395,281	£48,110	£20,262	£15,289	£96,102	£207,491
60% LAR : 40% CIR	14%	£332,351	£7,784	£35,897	£40,565	£-151,814	£283,063
60% LAR : 40% CIR	18%	£236,050	£-118,896	£-147,746	£-156,708	£-263,584	£-374,467
60% LAR : 40% CIR	20%	£142,698	£-178,318	£-204,052	£-208,883	£-319,841	£-430,700
60% LAR : 40% CIR	24%	£15,549	£-289,375	£-317,031	£-321,971	£-432,588	£-543,221
60% LAR : 40% CIR	26%	£48,238	£-346,113	£-373,742	£-378,677	£-489,193	£-599,709
60% LAR : 40% CIR	30%	£-91,668	£-460,085	£-490,581	£-492,598	£-602,822	£-713,116
60% LAR : 40% CIR	35%	£-337,017	£-603,142	£-630,665	£-633,581	£-745,671	£-855,761
60% LAR : 40% CIR	50%	£-694,526	£-1,037,635	£-1,086,739	£-1,072,022	£-1,190,254	£-1,308,485

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,074,641	£685,305	£657,218	£652,202	£339,853	£427,504
60% LAR : 40% CIR	0%	£325,543	£444,907	£436,386	£431,399	£319,711	£208,623
60% LAR : 40% CIR	12%	£700,117	£352,947	£325,098	£320,125	£208,735	£97,346
60% LAR : 40% CIR	14%	£637,188	£297,052	£269,239	£264,272	£153,023	£41,774
60% LAR : 40% CIR	18%	£310,895	£184,837	£157,091	£152,136	£41,152	£69,881
60% LAR : 40% CIR	20%	£447,534	£128,519	£100,804	£95,854	£-15,004	£-125,694
60% LAR : 40% CIR	24%	£320,385	£15,461	£-12,195	£-17,135	£-127,759	£-238,384
60% LAR : 40% CIR	26%	£236,588	£-21,276	£-58,096	£-63,840	£-168,356	£-284,973
60% LAR : 40% CIR	30%	£128,601	£-155,168	£-182,747	£-187,672	£-297,985	£-408,300
60% LAR : 40% CIR	35%	£-32,180	£-298,306	£-325,828	£-330,745	£-440,835	£-550,925
60% LAR : 40% CIR	50%	£-918,699	£-732,798	£-791,602	£-787,185	£-885,417	£-1,003,648

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,454,986	£1,045,650	£1,077,954	£1,071,247	£900,188	£787,850
60% LAR : 40% CIR	0%	£1,188,880	£824,653	£795,732	£791,745	£680,056	£568,888
60% LAR : 40% CIR	12%	£1,060,463	£713,292	£685,444	£680,470	£569,880	£457,691
60% LAR : 40% CIR	14%	£997,533	£657,397	£629,555	£624,617	£513,368	£402,119
60% LAR : 40% CIR	18%	£871,241	£545,143	£511,437	£507,462	£401,497	£290,514
60% LAR : 40% CIR	20%	£807,880	£488,864	£461,149	£456,199	£345,341	£234,482
60% LAR : 40% CIR	24%	£690,730	£375,807	£348,151	£343,211	£232,586	£121,061
60% LAR : 40% CIR	26%	£616,943	£319,069	£291,439	£286,505	£175,999	£65,473
60% LAR : 40% CIR	30%	£488,947	£205,177	£177,599	£172,673	£62,360	£-37,954
60% LAR : 40% CIR	35%	£328,165	£62,040	£34,517	£29,601	£-80,489	£-190,580
60% LAR : 40% CIR	50%	£-696,349	£-972,455	£-990,957	£-986,846	£-1,025,072	£-1,143,303

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone B - £1,100 psf
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No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,040,689	£1,647,657	£1,619,570	£1,814,553	£1,502,205	£1,389,856
60% LAR - 40% CIR	8%	£1,773,100	£1,468,464	£1,380,543	£1,376,566	£1,263,867	£1,152,180
60% LAR - 40% CIR	12%	£1,638,429	£1,288,005	£1,260,158	£1,255,184	£1,143,794	£1,032,404
60% LAR - 40% CIR	14%	£1,570,877	£1,227,561	£1,199,750	£1,194,782	£1,083,533	£972,284
60% LAR - 40% CIR	18%	£1,455,359	£1,106,249	£1,079,504	£1,073,548	£962,905	£851,581
60% LAR - 40% CIR	20%	£1,367,355	£1,045,382	£1,017,668	£1,012,718	£901,859	£791,001
60% LAR - 40% CIR	24%	£1,230,960	£923,227	£895,571	£890,631	£780,006	£669,381
60% LAR - 40% CIR	26%	£1,162,550	£861,941	£834,311	£829,377	£718,860	£606,344
60% LAR - 40% CIR	30%	£1,026,398	£739,951	£711,373	£706,447	£596,133	£485,819
60% LAR - 40% CIR	35%	£852,989	£584,441	£556,918	£552,002	£441,912	£331,822
60% LAR - 40% CIR	50%	£330,790	£115,832	£88,429	£83,532	£-27,842	£-146,073

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£265,253	£127,779	£158,886	£169,883	£273,232	£385,580
60% LAR - 40% CIR	0%	£2,638	£388,912	£298,984	£296,680	£511,569	£82,267
60% LAR - 40% CIR	12%	£197,007	£487,431	£515,279	£520,252	£631,842	£743,033
60% LAR - 40% CIR	14%	£204,560	£547,875	£575,688	£580,654	£691,903	£803,152
60% LAR - 40% CIR	18%	£340,097	£689,187	£906,932	£910,888	£1,021,871	£1,233,958
60% LAR - 40% CIR	20%	£408,981	£750,564	£975,768	£979,716	£1,091,576	£1,364,436
60% LAR - 40% CIR	24%	£544,477	£852,209	£1,079,865	£1,084,806	£1,259,430	£1,566,055
60% LAR - 40% CIR	26%	£912,886	£913,495	£991,125	£995,690	£1,159,576	£1,467,692
60% LAR - 40% CIR	30%	£760,129	£1,036,485	£1,064,964	£1,068,980	£1,170,304	£1,389,811
60% LAR - 40% CIR	35%	£922,468	£1,190,596	£1,218,518	£1,223,435	£1,333,525	£1,443,614
60% LAR - 40% CIR	50%	£1,444,646	£1,859,604	£1,687,007	£1,691,905	£1,803,278	£1,921,510

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£1,000,944	£607,912	£579,824	£574,808	£462,459	£350,111
60% LAR - 40% CIR	0%	£753,355	£388,912	£340,797	£335,811	£224,122	£112,434
60% LAR - 40% CIR	12%	£598,684	£248,259	£220,412	£215,439	£104,409	£-7,342
60% LAR - 40% CIR	14%	£531,131	£187,816	£160,004	£155,037	£43,788	£-87,461
60% LAR - 40% CIR	18%	£385,583	£86,504	£38,759	£33,803	£-77,781	£-186,165
60% LAR - 40% CIR	20%	£327,509	£3,636	£-24,077	£-21,963	£-107,887	£-248,745
60% LAR - 40% CIR	24%	£191,214	£-116,518	£-144,174	£-149,115	£-259,739	£-370,364
60% LAR - 40% CIR	26%	£122,805	£-177,895	£-206,438	£-210,389	£-320,885	£-431,401
60% LAR - 40% CIR	30%	£14,498	£-1,030,794	£-1,064,964	£-1,068,980	£-1,170,304	£-1,389,811
60% LAR - 40% CIR	35%	£-186,777	£-1,455,305	£-1,482,827	£-1,487,744	£-1,597,834	£-1,707,923
60% LAR - 40% CIR	50%	£-798,955	£-1,923,913	£-1,951,316	£-1,956,214	£-1,997,587	£-1,186,819

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£1,305,780	£912,748	£884,861	£879,644	£787,296	£654,947
60% LAR - 40% CIR	0%	£1,038,191	£673,555	£645,634	£640,647	£528,958	£417,270
60% LAR - 40% CIR	12%	£903,520	£553,096	£525,249	£520,275	£408,885	£297,495
60% LAR - 40% CIR	14%	£835,988	£492,652	£464,841	£459,873	£348,624	£237,375
60% LAR - 40% CIR	18%	£703,430	£371,340	£343,595	£338,639	£227,656	£116,812
60% LAR - 40% CIR	20%	£632,446	£310,473	£282,759	£277,809	£166,950	£56,092
60% LAR - 40% CIR	24%	£496,050	£188,318	£160,662	£155,722	£45,097	£-85,528
60% LAR - 40% CIR	26%	£427,641	£127,032	£99,402	£94,468	£-86,868	£-235,565
60% LAR - 40% CIR	30%	£290,399	£4,042	£-99,836	£-99,965	£-138,776	£-249,090
60% LAR - 40% CIR	35%	£118,060	£-150,468	£-177,991	£-182,907	£-292,997	£-403,087
60% LAR - 40% CIR	50%	£-694,119	£-1,919,077	£-1,946,480	£-1,951,378	£-1,997,587	£-1,880,582

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£1,888,126	£1,213,094	£1,285,008	£1,298,980	£1,127,841	£1,016,252
60% LAR - 40% CIR	0%	£1,388,537	£1,033,800	£1,005,079	£1,000,992	£889,304	£777,616
60% LAR - 40% CIR	12%	£1,263,866	£913,441	£885,594	£880,621	£769,230	£657,840
60% LAR - 40% CIR	14%	£1,196,313	£852,998	£826,186	£820,219	£708,969	£597,720
60% LAR - 40% CIR	18%	£1,060,775	£713,680	£684,966	£680,994	£566,101	£477,017
60% LAR - 40% CIR	20%	£992,791	£670,818	£643,105	£638,154	£527,295	£416,437
60% LAR - 40% CIR	24%	£856,396	£549,663	£521,007	£516,067	£405,443	£294,818
60% LAR - 40% CIR	26%	£787,987	£487,377	£459,747	£454,813	£344,297	£223,780
60% LAR - 40% CIR	30%	£650,744	£364,388	£336,809	£331,883	£221,569	£111,256
60% LAR - 40% CIR	35%	£478,405	£209,877	£182,355	£177,438	£67,348	£-42,741
60% LAR - 40% CIR	50%	£-63,778	£-928,752	£-966,138	£-971,036	£-1,062,406	£-1,200,637

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone B - £1,150 psf
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No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,271,528	£1,875,100	£1,847,013	£1,841,996	£1,729,648	£1,617,300
60% LAR : 40% CIR	8%	£1,885,748	£1,617,713	£1,589,790	£1,584,804	£1,473,115	£1,361,427
60% LAR : 40% CIR	12%	£1,841,831	£1,488,155	£1,460,308	£1,455,334	£1,343,944	£1,232,554
60% LAR : 40% CIR	14%	£1,769,655	£1,423,163	£1,395,350	£1,390,384	£1,279,134	£1,167,885
60% LAR : 40% CIR	18%	£1,624,873	£1,262,753	£1,265,007	£1,260,052	£1,149,068	£1,038,065
60% LAR : 40% CIR	20%	£1,552,066	£1,227,537	£1,198,622	£1,194,672	£1,083,813	£972,956
60% LAR : 40% CIR	24%	£1,406,626	£1,096,084	£1,068,428	£1,063,487	£952,863	£842,238
60% LAR : 40% CIR	26%	£1,333,593	£1,030,249	£1,002,620	£997,685	£887,168	£776,652
60% LAR : 40% CIR	30%	£1,197,105	£898,162	£870,563	£865,656	£758,343	£645,030
60% LAR : 40% CIR	35%	£1,003,209	£732,279	£704,757	£699,840	£589,750	£479,660
60% LAR : 40% CIR	50%	£446,360	£229,553	£202,151	£197,253	£87,643	£-23,407

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£496,391	£90,664	£71,576	£66,560	£45,788	£188,137
60% LAR : 40% CIR	0%	£210,312	£187,724	£186,046	£186,046	£186,046	£186,046
60% LAR : 40% CIR	8%	£96,395	£257,281	£315,129	£300,102	£431,452	£542,882
60% LAR : 40% CIR	14%	£-5,781	£382,274	£380,086	£385,053	£486,302	£607,551
60% LAR : 40% CIR	18%	£-190,264	£482,683	£510,429	£515,385	£626,369	£737,352
60% LAR : 40% CIR	20%	£-221,170	£450,984	£475,914	£476,764	£601,424	£702,452
60% LAR : 40% CIR	24%	£-368,810	£879,353	£877,009	£871,849	£1,022,573	£1,173,194
60% LAR : 40% CIR	26%	£-441,844	£745,198	£772,817	£777,732	£888,268	£998,784
60% LAR : 40% CIR	30%	£-568,511	£377,275	£394,893	£399,780	£500,093	£610,407
60% LAR : 40% CIR	35%	£-772,228	£-1,043,157	£-1,070,680	£-1,075,596	£-1,185,686	£-1,295,776
60% LAR : 40% CIR	50%	£-1,429,077	£-1,545,854	£-1,573,285	£-1,578,163	£-1,687,784	£-1,798,843

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£1,232,082	£835,355	£807,267	£802,251	£689,903	£577,554
60% LAR : 40% CIR	0%	£346,003	£577,267	£560,045	£545,059	£433,369	£321,862
60% LAR : 40% CIR	12%	£902,086	£448,410	£420,562	£415,589	£304,199	£192,808
60% LAR : 40% CIR	14%	£729,910	£383,417	£356,605	£350,638	£239,389	£128,140
60% LAR : 40% CIR	18%	£585,127	£253,008	£225,282	£220,305	£109,322	£-81,861
60% LAR : 40% CIR	20%	£512,521	£187,692	£159,877	£154,927	£44,067	£-188,791
60% LAR : 40% CIR	24%	£366,881	£56,338	£28,682	£23,742	£-86,882	£-197,508
60% LAR : 40% CIR	26%	£293,847	£-9,497	£-37,126	£-42,081	£-152,577	£-263,943
60% LAR : 40% CIR	30%	£-147,860	£-417,275	£-414,162	£-414,090	£-694,402	£-904,716
60% LAR : 40% CIR	35%	£-336,537	£-837,466	£-834,989	£-839,905	£-1,140,958	£-1,456,086
60% LAR : 40% CIR	50%	£-693,388	£-1,910,193	£-1,937,595	£-1,942,492	£-2,652,105	£-3,363,152

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£1,236,918	£1,140,191	£1,172,103	£1,107,087	£994,739	£882,391
60% LAR : 40% CIR	0%	£1,250,819	£862,803	£854,881	£849,895	£738,206	£626,616
60% LAR : 40% CIR	12%	£1,106,922	£753,246	£725,399	£720,425	£609,035	£497,645
60% LAR : 40% CIR	14%	£1,034,746	£688,254	£660,441	£655,474	£544,225	£432,976
60% LAR : 40% CIR	18%	£898,963	£557,844	£530,098	£525,143	£414,159	£303,176
60% LAR : 40% CIR	20%	£817,357	£492,420	£464,713	£459,763	£348,904	£238,046
60% LAR : 40% CIR	24%	£671,717	£361,175	£333,518	£328,578	£217,954	£107,329
60% LAR : 40% CIR	26%	£598,884	£285,339	£261,711	£262,776	£152,259	£41,743
60% LAR : 40% CIR	30%	£452,196	£163,252	£135,674	£130,747	£20,434	£-136,979
60% LAR : 40% CIR	35%	£268,300	£-2,630	£-30,152	£-33,069	£-145,159	£-255,249
60% LAR : 40% CIR	50%	£-288,549	£-606,356	£-632,758	£-637,856	£-947,266	£-1,258,316

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£1,897,264	£1,900,356	£1,472,249	£1,461,632	£1,355,085	£1,242,736
60% LAR : 40% CIR	0%	£1,611,185	£1,243,149	£1,215,227	£1,210,240	£1,008,521	£886,894
60% LAR : 40% CIR	12%	£1,467,268	£1,113,591	£1,085,744	£1,080,771	£869,380	£757,990
60% LAR : 40% CIR	14%	£1,395,092	£1,048,599	£1,020,787	£1,015,820	£804,571	£693,222
60% LAR : 40% CIR	18%	£1,250,939	£916,143	£894,443	£889,486	£774,544	£663,621
60% LAR : 40% CIR	20%	£1,177,703	£852,773	£825,059	£820,108	£709,249	£598,391
60% LAR : 40% CIR	24%	£1,032,062	£721,520	£693,864	£688,924	£578,299	£467,674
60% LAR : 40% CIR	26%	£959,029	£655,685	£629,056	£623,121	£512,605	£402,088
60% LAR : 40% CIR	30%	£812,541	£523,598	£496,019	£491,093	£380,779	£270,466
60% LAR : 40% CIR	35%	£628,645	£357,716	£330,193	£325,277	£215,186	£105,096
60% LAR : 40% CIR	50%	£71,796	£-449,841	£-472,413	£-477,916	£-686,927	£-897,971

LB Camden
Local Plan Viability Testing 2023

Resi 4-10 Flats

Value Area	Zone B - £1,200 psf
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No Units	10
Site Area	0.02 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,022,967	£2,102,544	£2,074,456	£2,069,440	£1,957,091	£1,844,742
60% LAR : 40% CIR	8%	£2,186,998	£1,808,960	£1,739,038	£1,794,051	£1,682,363	£1,570,675
60% LAR : 40% CIR	12%	£2,045,234	£1,688,305	£1,660,458	£1,655,484	£1,544,094	£1,432,704
60% LAR : 40% CIR	14%	£1,868,435	£1,618,764	£1,590,952	£1,585,984	£1,474,735	£1,363,486
60% LAR : 40% CIR	18%	£1,814,406	£1,479,259	£1,451,511	£1,446,555	£1,335,572	£1,224,588
60% LAR : 40% CIR	20%	£1,737,177	£1,409,291	£1,381,576	£1,376,626	£1,265,768	£1,154,809
60% LAR : 40% CIR	24%	£1,582,291	£1,268,940	£1,241,284	£1,236,345	£1,125,720	£1,015,094
60% LAR : 40% CIR	26%	£1,504,636	£1,186,556	£1,170,928	£1,165,992	£1,055,476	£944,960
60% LAR : 40% CIR	30%	£1,348,902	£1,057,372	£1,029,793	£1,024,867	£914,353	£804,240
60% LAR : 40% CIR	35%	£1,153,450	£880,117	£852,595	£847,678	£737,589	£627,498
60% LAR : 40% CIR	50%	£561,929	£343,275	£315,873	£310,975	£201,365	£91,754

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£727,530	£327,107	£299,020	£294,003	£181,655	£69,306
60% LAR : 40% CIR	8%	£422,860	£51,504	£23,602	£16,615	£8,800	£2,916
60% LAR : 40% CIR	12%	£299,798	£67,131	£14,979	£11,652	£21,342	£34,732
60% LAR : 40% CIR	14%	£192,999	£18,672	£18,485	£189,452	£300,702	£411,951
60% LAR : 40% CIR	18%	£38,970	£296,180	£323,026	£329,892	£439,885	£550,849
60% LAR : 40% CIR	20%	£38,269	£389,145	£396,960	£396,816	£506,046	£626,528
60% LAR : 40% CIR	24%	£183,145	£506,496	£534,152	£539,091	£646,717	£760,342
60% LAR : 40% CIR	26%	£270,800	£576,890	£604,509	£609,444	£719,960	£830,477
60% LAR : 40% CIR	30%	£426,344	£718,964	£746,643	£754,570	£880,853	£971,195
60% LAR : 40% CIR	35%	£621,986	£895,320	£922,841	£927,759	£1,037,848	£1,147,938
60% LAR : 40% CIR	50%	£1,213,507	£1,432,152	£1,459,564	£1,464,461	£1,574,072	£1,683,683

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,463,221	£1,062,798	£1,034,711	£1,029,694	£917,345	£804,997
60% LAR : 40% CIR	8%	£1,586,851	£787,215	£759,293	£754,306	£642,617	£530,929
60% LAR : 40% CIR	12%	£1,005,489	£648,560	£620,712	£615,739	£504,549	£392,559
60% LAR : 40% CIR	14%	£926,690	£579,019	£551,206	£546,238	£434,989	£323,740
60% LAR : 40% CIR	18%	£774,661	£439,511	£411,785	£406,809	£296,526	£194,642
60% LAR : 40% CIR	20%	£697,432	£369,646	£341,831	£336,851	£226,023	£115,163
60% LAR : 40% CIR	24%	£542,546	£229,195	£201,539	£196,599	£85,974	£-24,651
60% LAR : 40% CIR	26%	£464,891	£158,811	£131,182	£126,247	£15,731	£-94,796
60% LAR : 40% CIR	30%	£309,157	£17,626	£-8,962	£-14,876	£-106,192	£-205,005
60% LAR : 40% CIR	35%	£113,704	£-159,629	£-187,150	£-192,068	£-302,157	£-412,247
60% LAR : 40% CIR	50%	£477,616	£998,474	£723,873	£728,976	£838,381	£947,992

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,768,058	£1,367,634	£1,336,547	£1,334,531	£1,222,182	£1,109,833
60% LAR : 40% CIR	8%	£1,586,851	£787,215	£759,293	£754,306	£642,617	£530,929
60% LAR : 40% CIR	12%	£1,310,325	£953,396	£925,549	£920,575	£809,185	£697,795
60% LAR : 40% CIR	14%	£1,233,626	£883,855	£856,043	£851,075	£739,826	£628,577
60% LAR : 40% CIR	18%	£1,079,497	£744,347	£716,602	£711,646	£600,653	£489,678
60% LAR : 40% CIR	20%	£1,002,268	£674,382	£646,667	£641,717	£530,659	£420,000
60% LAR : 40% CIR	24%	£847,382	£534,031	£506,375	£501,436	£390,611	£280,185
60% LAR : 40% CIR	26%	£769,727	£463,647	£436,018	£431,083	£320,567	£210,051
60% LAR : 40% CIR	30%	£613,983	£322,463	£294,884	£289,955	£178,644	£69,321
60% LAR : 40% CIR	35%	£416,541	£145,208	£117,686	£112,769	£2,679	£-107,411
60% LAR : 40% CIR	50%	£172,980	£981,634	£719,036	£723,934	£823,545	£943,155

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,128,403	£1,727,860	£1,698,895	£1,696,889	£1,582,327	£1,470,719
60% LAR : 40% CIR	8%	£1,823,833	£1,452,397	£1,424,474	£1,419,868	£1,307,789	£1,196,111
60% LAR : 40% CIR	12%	£1,670,670	£1,313,742	£1,285,894	£1,280,921	£1,169,531	£1,058,140
60% LAR : 40% CIR	14%	£1,593,872	£1,244,291	£1,216,388	£1,211,420	£1,100,171	£988,922
60% LAR : 40% CIR	18%	£1,439,943	£1,104,692	£1,076,847	£1,071,961	£961,098	£850,624
60% LAR : 40% CIR	20%	£1,362,613	£1,034,728	£1,007,013	£1,002,062	£891,204	£780,345
60% LAR : 40% CIR	24%	£1,207,728	£894,377	£866,721	£861,781	£751,156	£640,531
60% LAR : 40% CIR	26%	£1,130,072	£823,993	£796,364	£791,429	£680,912	£570,396
60% LAR : 40% CIR	30%	£974,339	£682,808	£655,230	£650,303	£539,990	£429,677
60% LAR : 40% CIR	35%	£778,886	£505,553	£478,032	£473,114	£363,025	£252,935
60% LAR : 40% CIR	50%	£187,366	£61,288	£56,891	£56,568	£174,199	£292,819

LB Camden
Local Plan Viability Testing 2023

Resi 4- 10 Flats

Value Area	Zone B - £1,250 psf
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No Units	10
Site Area	0.02 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,734,106	£2,329,986	£2,301,899	£2,296,882	£2,184,534	£2,072,186
60% LAR : 40% CIR	8%	£2,411,944	£2,036,208	£2,008,286	£2,003,269	£1,891,610	£1,779,922
60% LAR : 40% CIR	12%	£2,248,636	£1,888,455	£1,860,608	£1,855,633	£1,744,244	£1,632,854
60% LAR : 40% CIR	14%	£2,167,215	£1,814,365	£1,786,563	£1,781,585	£1,670,336	£1,559,087
60% LAR : 40% CIR	18%	£2,053,941	£1,665,790	£1,638,014	£1,633,059	£1,522,074	£1,411,091
60% LAR : 40% CIR	20%	£1,922,089	£1,591,246	£1,563,531	£1,558,581	£1,447,722	£1,336,864
60% LAR : 40% CIR	24%	£1,757,957	£1,441,797	£1,414,141	£1,409,202	£1,298,576	£1,187,951
60% LAR : 40% CIR	26%	£1,675,679	£1,366,864	£1,339,235	£1,334,300	£1,223,784	£1,113,268
60% LAR : 40% CIR	30%	£1,510,700	£1,216,592	£1,189,004	£1,184,077	£1,073,764	£963,449
60% LAR : 40% CIR	35%	£1,303,890	£1,027,955	£1,000,433	£995,516	£885,426	£775,336
60% LAR : 40% CIR	50%	£577,499	£456,996	£429,594	£424,697	£315,086	£205,476

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£988,670	£554,550	£526,462	£521,446	£409,097	£296,750
60% LAR : 40% CIR	8%	£636,868	£280,771	£262,849	£257,863	£116,174	£1,461
60% LAR : 40% CIR	12%	£473,200	£113,019	£86,172	£80,197	£61,192	£142,592
60% LAR : 40% CIR	14%	£391,779	£38,928	£11,117	£6,149	£105,109	£216,349
60% LAR : 40% CIR	18%	£226,504	£109,876	£137,423	£142,978	£253,362	£364,345
60% LAR : 40% CIR	20%	£166,662	£164,190	£211,906	£216,746	£437,714	£638,572
60% LAR : 40% CIR	24%	£17,479	£33,640	£31,296	£36,235	£476,860	£587,485
60% LAR : 40% CIR	26%	£99,758	£408,572	£439,201	£441,136	£551,652	£662,169
60% LAR : 40% CIR	30%	£264,127	£558,864	£588,433	£591,259	£701,673	£811,967
60% LAR : 40% CIR	35%	£471,746	£747,481	£775,004	£779,920	£890,010	£1,000,101
60% LAR : 40% CIR	50%	£1,097,937	£1,318,440	£1,345,813	£1,350,739	£1,460,350	£1,569,961

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,694,361	£1,290,241	£1,262,153	£1,257,137	£1,144,788	£1,032,440
60% LAR : 40% CIR	8%	£1,371,299	£986,462	£960,540	£955,523	£851,855	£740,177
60% LAR : 40% CIR	12%	£1,208,890	£848,710	£820,862	£815,888	£704,499	£593,109
60% LAR : 40% CIR	14%	£1,127,470	£774,619	£746,808	£741,840	£630,591	£519,342
60% LAR : 40% CIR	18%	£964,195	£626,014	£598,288	£593,313	£482,328	£371,346
60% LAR : 40% CIR	20%	£882,343	£561,501	£532,786	£528,836	£407,977	£297,118
60% LAR : 40% CIR	24%	£718,211	£402,051	£374,395	£369,456	£258,831	£148,205
60% LAR : 40% CIR	26%	£636,933	£327,119	£299,490	£294,555	£184,039	£73,522
60% LAR : 40% CIR	30%	£470,954	£176,637	£140,258	£144,331	£34,016	£19,266
60% LAR : 40% CIR	35%	£263,945	£11,790	£39,313	£44,229	£154,319	£264,410
60% LAR : 40% CIR	50%	£498,246	£582,749	£610,152	£615,048	£724,659	£834,270

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,999,197	£1,595,077	£1,566,890	£1,561,973	£1,449,624	£1,337,277
60% LAR : 40% CIR	8%	£1,676,135	£1,301,299	£1,273,376	£1,268,360	£1,156,701	£1,045,013
60% LAR : 40% CIR	12%	£1,513,727	£1,153,546	£1,125,699	£1,120,724	£1,009,335	£897,945
60% LAR : 40% CIR	14%	£1,432,306	£1,079,455	£1,051,644	£1,046,676	£935,427	£824,178
60% LAR : 40% CIR	18%	£1,269,032	£930,811	£903,105	£898,149	£787,165	£676,182
60% LAR : 40% CIR	20%	£1,187,180	£856,337	£828,622	£823,672	£712,613	£601,955
60% LAR : 40% CIR	24%	£1,023,048	£706,888	£679,232	£674,292	£563,667	£453,042
60% LAR : 40% CIR	26%	£940,769	£631,955	£604,326	£599,391	£488,875	£379,359
60% LAR : 40% CIR	30%	£775,791	£481,673	£454,056	£449,168	£338,866	£228,540
60% LAR : 40% CIR	35%	£568,781	£293,046	£265,524	£260,607	£150,517	£40,427
60% LAR : 40% CIR	50%	£57,418	£277,973	£305,316	£310,212	£419,823	£526,433

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,389,542	£1,985,465	£1,957,355	£1,952,319	£1,839,970	£1,727,622
60% LAR : 40% CIR	8%	£2,068,481	£1,681,644	£1,653,722	£1,648,745	£1,537,046	£1,425,368
60% LAR : 40% CIR	12%	£1,874,072	£1,513,892	£1,486,044	£1,481,070	£1,369,681	£1,258,290
60% LAR : 40% CIR	14%	£1,792,651	£1,439,891	£1,411,989	£1,407,022	£1,295,773	£1,184,523
60% LAR : 40% CIR	18%	£1,629,377	£1,291,136	£1,263,450	£1,258,483	£1,147,511	£1,036,528
60% LAR : 40% CIR	20%	£1,547,525	£1,216,683	£1,188,988	£1,184,018	£1,073,158	£962,300
60% LAR : 40% CIR	24%	£1,383,393	£1,067,233	£1,039,577	£1,034,638	£924,013	£813,367
60% LAR : 40% CIR	26%	£1,301,115	£992,301	£964,672	£959,737	£849,220	£738,704
60% LAR : 40% CIR	30%	£1,136,136	£842,019	£814,440	£809,513	£699,200	£588,886
60% LAR : 40% CIR	35%	£929,126	£653,392	£625,869	£620,953	£510,862	£400,772
60% LAR : 40% CIR	50%	£302,935	£62,433	£55,030	£50,133	£56,477	£169,086

LB Camden
Local Plan Viability Testing 2023

Resi 4-10 Flats

Value Area	Zone B - £1,300 psf
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No Units	10
Site Area	0.02 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,865,245	£2,557,429	£2,529,342	£2,524,326	£2,411,977	£2,296,628
60% LAR : 40% CIR	8%	£2,693,992	£2,245,455	£2,217,553	£2,212,546	£2,100,858	£1,989,170
60% LAR : 40% CIR	12%	£2,452,039	£2,088,605	£2,060,757	£2,055,784	£1,944,393	£1,833,004
60% LAR : 40% CIR	14%	£2,355,995	£2,009,966	£1,982,153	£1,977,187	£1,865,937	£1,754,688
60% LAR : 40% CIR	18%	£2,193,474	£1,852,263	£1,824,518	£1,819,561	£1,708,579	£1,597,594
60% LAR : 40% CIR	20%	£2,106,999	£1,775,000	£1,745,486	£1,740,535	£1,629,677	£1,518,818
60% LAR : 40% CIR	24%	£1,933,622	£1,614,654	£1,586,997	£1,582,058	£1,471,433	£1,360,809
60% LAR : 40% CIR	26%	£1,846,722	£1,535,172	£1,507,543	£1,502,608	£1,392,092	£1,281,575
60% LAR : 40% CIR	30%	£1,672,497	£1,375,792	£1,348,213	£1,343,287	£1,232,974	£1,122,869
60% LAR : 40% CIR	35%	£1,453,930	£1,175,794	£1,148,271	£1,143,354	£1,033,264	£923,174
60% LAR : 40% CIR	50%	£793,069	£570,718	£543,315	£538,418	£428,808	£319,197

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,189,809	£781,992	£753,906	£748,889	£636,541	£524,192
60% LAR : 40% CIR	8%	£948,256	£470,019	£442,097	£437,110	£325,421	£213,734
60% LAR : 40% CIR	12%	£976,602	£313,169	£295,321	£290,347	£168,957	£57,588
60% LAR : 40% CIR	14%	£990,558	£234,529	£206,717	£201,750	£90,901	£20,748
60% LAR : 40% CIR	18%	£416,038	£78,826	£40,081	£44,125	£88,898	£177,942
60% LAR : 40% CIR	20%	£311,163	£22,951	£22,951	£24,911	£145,749	£268,078
60% LAR : 40% CIR	24%	£158,186	£-180,782	£-188,439	£-193,378	£-304,004	£-414,628
60% LAR : 40% CIR	26%	£71,286	£-240,294	£-237,893	£-237,828	£-383,345	£-493,961
60% LAR : 40% CIR	30%	£-162,999	£-399,645	£-443,223	£-452,148	£-650,462	£-853,777
60% LAR : 40% CIR	35%	£-321,506	£-599,643	£-627,165	£-632,083	£-742,172	£-952,262
60% LAR : 40% CIR	50%	£-592,358	£-1,204,718	£-1,232,121	£-1,237,019	£-1,348,633	£-1,456,239

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,925,500	£1,517,683	£1,489,597	£1,484,580	£1,372,232	£1,259,883
60% LAR : 40% CIR	8%	£1,853,947	£1,205,710	£1,177,788	£1,172,801	£1,061,112	£949,425
60% LAR : 40% CIR	12%	£1,412,293	£1,048,860	£1,021,012	£1,016,038	£904,648	£793,259
60% LAR : 40% CIR	14%	£1,326,249	£970,220	£942,408	£937,441	£826,192	£714,943
60% LAR : 40% CIR	18%	£1,153,729	£812,517	£784,772	£779,816	£668,833	£557,849
60% LAR : 40% CIR	20%	£1,067,264	£733,455	£705,740	£700,780	£589,832	£479,073
60% LAR : 40% CIR	24%	£893,877	£574,909	£547,252	£542,313	£431,687	£321,063
60% LAR : 40% CIR	26%	£806,976	£495,427	£467,798	£462,863	£352,346	£241,830
60% LAR : 40% CIR	30%	£632,751	£336,046	£308,468	£303,542	£193,229	£82,914
60% LAR : 40% CIR	35%	£414,185	£136,048	£108,526	£103,608	£8,481	£-116,871
60% LAR : 40% CIR	50%	£-246,677	£-269,027	£-296,430	£-297,328	£-410,937	£-520,848

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,230,336	£1,822,520	£1,794,433	£1,789,417	£1,677,068	£1,564,719
60% LAR : 40% CIR	8%	£1,889,783	£1,510,546	£1,482,624	£1,477,637	£1,365,949	£1,254,261
60% LAR : 40% CIR	12%	£1,717,130	£1,353,696	£1,325,848	£1,320,874	£1,209,484	£1,098,095
60% LAR : 40% CIR	14%	£1,631,086	£1,275,057	£1,247,244	£1,242,278	£1,131,028	£1,019,779
60% LAR : 40% CIR	18%	£1,458,955	£1,117,354	£1,089,608	£1,084,652	£973,699	£862,885
60% LAR : 40% CIR	20%	£1,372,090	£1,038,291	£1,010,576	£1,005,626	£894,768	£783,909
60% LAR : 40% CIR	24%	£1,198,713	£879,745	£852,088	£847,149	£736,524	£625,899
60% LAR : 40% CIR	26%	£1,111,813	£800,263	£772,634	£767,699	£657,163	£546,686
60% LAR : 40% CIR	30%	£937,688	£640,882	£613,304	£608,378	£498,025	£387,751
60% LAR : 40% CIR	35%	£719,021	£440,885	£413,362	£408,445	£298,355	£188,265
60% LAR : 40% CIR	50%	£58,160	£-164,191	£-191,694	£-196,491	£-306,107	£-416,712

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,990,682	£2,182,865	£2,154,779	£2,149,762	£2,037,414	£1,925,566
60% LAR : 40% CIR	8%	£2,249,128	£1,870,892	£1,842,970	£1,837,953	£1,725,284	£1,614,636
60% LAR : 40% CIR	12%	£2,077,475	£1,714,042	£1,686,193	£1,681,220	£1,569,830	£1,458,441
60% LAR : 40% CIR	14%	£1,891,431	£1,635,402	£1,607,590	£1,602,623	£1,491,374	£1,380,125
60% LAR : 40% CIR	18%	£1,818,911	£1,477,694	£1,449,845	£1,444,908	£1,334,015	£1,223,031
60% LAR : 40% CIR	20%	£1,732,436	£1,398,637	£1,370,922	£1,365,972	£1,255,114	£1,144,254
60% LAR : 40% CIR	24%	£1,559,059	£1,240,091	£1,212,434	£1,207,494	£1,096,869	£986,245
60% LAR : 40% CIR	26%	£1,472,158	£1,160,608	£1,132,960	£1,128,044	£1,017,528	£907,012
60% LAR : 40% CIR	30%	£1,297,933	£1,001,228	£973,649	£968,724	£858,410	£748,096
60% LAR : 40% CIR	35%	£1,079,366	£801,230	£773,707	£768,790	£658,701	£548,611
60% LAR : 40% CIR	50%	£418,505	£196,145	£168,752	£163,854	£54,244	£-56,866

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone B - £900 psf
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No Units	13
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Stitch
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,172,367	£651,425	£671,883	£605,261	£447,094	£288,926
60% LAR : 40% CIR	8%	£321,103	£438,131	£388,822	£392,239	£235,002	£17,765
60% LAR : 40% CIR	12%	£794,236	£330,270	£291,065	£284,499	£127,682	£-30,710
60% LAR : 40% CIR	14%	£730,497	£276,038	£236,883	£230,326	£73,706	£-87,846
60% LAR : 40% CIR	18%	£662,410	£166,976	£127,814	£121,372	£-36,306	£-202,808
60% LAR : 40% CIR	20%	£536,064	£112,147	£73,129	£66,655	£-94,817	£-260,633
60% LAR : 40% CIR	24%	£408,771	£1,898	£-39,106	£-46,034	£-211,500	£-376,965
60% LAR : 40% CIR	26%	£343,826	£-56,619	£-97,945	£-104,867	£-270,169	£-435,471
60% LAR : 40% CIR	30%	£213,339	£-175,005	£-276,250	£-223,169	£-398,169	£-553,169
60% LAR : 40% CIR	35%	£49,125	£-324,134	£-365,300	£-372,196	£-536,861	£-701,627
60% LAR : 40% CIR	50%	£-478,686	£-779,132	£-820,119	£-826,967	£-990,935	£-1,154,883

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,369,507	£1,887,449	£1,926,991	£1,333,613	£2,091,780	£2,249,948
60% LAR : 40% CIR	8%	£1,617,771	£2,100,743	£2,140,653	£2,146,635	£2,365,872	£2,461,169
60% LAR : 40% CIR	12%	£1,744,639	£2,208,604	£2,247,809	£2,254,375	£2,411,196	£2,509,584
60% LAR : 40% CIR	14%	£1,808,377	£2,262,836	£2,301,991	£2,308,548	£2,466,168	£2,526,720
60% LAR : 40% CIR	18%	£1,936,464	£2,371,898	£2,410,960	£2,417,602	£2,576,680	£2,741,682
60% LAR : 40% CIR	20%	£2,000,810	£2,426,127	£2,465,745	£2,472,378	£2,631,691	£2,796,507
60% LAR : 40% CIR	24%	£2,130,103	£2,536,978	£2,577,080	£2,584,908	£2,750,374	£2,916,839
60% LAR : 40% CIR	26%	£2,195,049	£2,593,493	£2,636,819	£2,643,741	£2,809,043	£2,974,346
60% LAR : 40% CIR	30%	£2,326,536	£2,713,876	£2,756,124	£2,763,033	£2,927,033	£3,092,033
60% LAR : 40% CIR	35%	£2,489,749	£2,863,008	£2,904,174	£2,911,070	£3,076,735	£3,240,401
60% LAR : 40% CIR	50%	£3,017,560	£3,318,006	£3,356,993	£3,363,851	£3,529,609	£3,693,757

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£314,469	£585,411	£974,983	£881,575	£1,039,742	£1,197,910
60% LAR : 40% CIR	8%	£565,733	£1,048,705	£1,088,053	£1,094,567	£1,261,624	£1,409,781
60% LAR : 40% CIR	12%	£692,600	£1,158,566	£1,196,771	£1,202,337	£1,359,154	£1,517,546
60% LAR : 40% CIR	14%	£756,339	£1,210,798	£1,249,893	£1,256,510	£1,413,130	£1,574,682
60% LAR : 40% CIR	18%	£884,426	£1,318,869	£1,358,922	£1,365,464	£1,563,842	£1,688,644
60% LAR : 40% CIR	20%	£948,722	£1,374,689	£1,413,707	£1,420,241	£1,581,653	£1,747,459
60% LAR : 40% CIR	24%	£1,078,065	£1,484,938	£1,525,942	£1,532,870	£1,698,336	£1,863,801
60% LAR : 40% CIR	26%	£1,143,011	£1,543,455	£1,584,781	£1,591,703	£1,757,005	£1,922,307
60% LAR : 40% CIR	30%	£1,236,536	£1,613,876	£1,656,124	£1,663,036	£1,874,605	£2,038,996
60% LAR : 40% CIR	35%	£1,437,711	£1,810,970	£1,852,136	£1,859,032	£2,023,697	£2,188,363
60% LAR : 40% CIR	50%	£1,969,622	£2,265,968	£2,306,955	£2,313,823	£2,477,771	£2,641,719

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£121,447	£399,495	£439,007	£446,599	£603,826	£761,984
60% LAR : 40% CIR	8%	£329,875	£612,765	£662,068	£669,661	£915,918	£974,156
60% LAR : 40% CIR	12%	£456,684	£720,650	£759,855	£766,421	£993,238	£1,081,630
60% LAR : 40% CIR	14%	£520,423	£774,882	£814,037	£820,594	£997,214	£1,139,796
60% LAR : 40% CIR	18%	£648,510	£883,944	£933,066	£939,548	£1,097,726	£1,253,728
60% LAR : 40% CIR	20%	£512,858	£938,773	£977,791	£984,325	£1,145,737	£1,311,653
60% LAR : 40% CIR	24%	£642,149	£1,049,022	£1,090,028	£1,096,954	£1,262,420	£1,427,885
60% LAR : 40% CIR	26%	£707,696	£1,107,539	£1,148,865	£1,155,397	£1,321,089	£1,486,391
60% LAR : 40% CIR	30%	£837,581	£1,225,921	£1,267,170	£1,274,075	£1,439,079	£1,604,079
60% LAR : 40% CIR	35%	£1,001,795	£1,375,054	£1,416,220	£1,423,116	£1,587,781	£1,752,447
60% LAR : 40% CIR	50%	£1,529,606	£1,830,062	£1,871,699	£1,877,907	£2,041,856	£2,205,803

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£386,747	£119,799	£76,237	£69,835	£88,332	£88,081
60% LAR : 40% CIR	8%	£386,777	£176,406	£106,804	£103,367	£300,624	£457,881
60% LAR : 40% CIR	12%	£258,610	£205,356	£244,561	£251,127	£407,944	£566,338
60% LAR : 40% CIR	14%	£194,971	£259,598	£298,743	£305,200	£481,920	£623,472
60% LAR : 40% CIR	18%	£68,784	£368,699	£407,712	£414,264	£572,432	£738,434
60% LAR : 40% CIR	20%	£2,438	£423,479	£462,497	£469,031	£630,443	£796,259
60% LAR : 40% CIR	24%	£126,855	£533,728	£574,732	£581,690	£747,126	£912,691
60% LAR : 40% CIR	26%	£101,801	£592,245	£633,971	£640,463	£835,785	£971,097
60% LAR : 40% CIR	30%	£32,287	£710,627	£751,676	£758,785	£923,785	£1,088,785
60% LAR : 40% CIR	35%	£48,501	£859,760	£900,326	£907,822	£1,072,487	£1,237,153
60% LAR : 40% CIR	50%	£1,014,312	£1,314,758	£1,356,745	£1,362,613	£1,626,561	£1,690,509

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone B - £950 psf
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No Units	13
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,475,643	£949,852	£910,311	£903,688	£745,521	£587,354
60% LAR - 40% CIR	8%	£1,200,117	£712,685	£673,375	£666,702	£509,555	£362,318
60% LAR - 40% CIR	12%	£1,061,119	£592,885	£553,681	£547,116	£390,297	£233,480
60% LAR - 40% CIR	14%	£991,314	£532,685	£493,530	£486,973	£330,354	£173,734
60% LAR - 40% CIR	18%	£851,087	£411,686	£372,624	£366,063	£209,637	£53,592
60% LAR - 40% CIR	20%	£763,685	£360,889	£311,870	£305,335	£149,266	£-8,968
60% LAR - 40% CIR	24%	£639,261	£228,702	£189,766	£183,246	£27,505	£-135,998
60% LAR - 40% CIR	26%	£568,250	£167,314	£126,418	£121,903	£-35,544	£-200,846
60% LAR - 40% CIR	30%	£426,692	£43,954	£5,128	£1,396	£-166,217	£-331,216
60% LAR - 40% CIR	35%	£246,254	£-118,044	£-159,210	£-166,106	£-330,771	£-495,436
60% LAR - 40% CIR	50%	£-317,580	£-620,601	£-661,589	£-668,457	£-832,405	£-996,353

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,383,231	£1,389,022	£1,628,363	£1,835,186	£1,793,353	£1,951,520
60% LAR - 40% CIR	0%	£1,338,917	£1,368,189	£1,665,899	£1,872,262	£1,830,419	£2,166,556
60% LAR - 40% CIR	12%	£1,477,755	£1,945,989	£1,985,193	£1,991,758	£1,148,517	£2,305,304
60% LAR - 40% CIR	14%	£1,347,560	£2,006,189	£2,045,344	£2,051,901	£2,208,520	£2,365,140
60% LAR - 40% CIR	18%	£1,887,777	£2,127,188	£2,166,280	£2,172,792	£2,329,037	£2,485,282
60% LAR - 40% CIR	20%	£1,658,189	£2,167,604	£2,227,604	£2,233,526	£2,393,026	£2,545,872
60% LAR - 40% CIR	24%	£1,889,613	£2,310,172	£2,349,108	£2,355,628	£2,511,369	£2,674,872
60% LAR - 40% CIR	26%	£1,970,624	£2,371,960	£2,410,495	£2,416,971	£2,574,418	£2,739,720
60% LAR - 40% CIR	30%	£2,113,242	£2,494,306	£2,553,746	£2,560,270	£2,705,081	£2,870,660
60% LAR - 40% CIR	35%	£2,202,620	£2,556,318	£2,608,084	£2,704,980	£2,869,645	£3,034,310
60% LAR - 40% CIR	50%	£2,856,454	£3,159,475	£3,200,463	£3,207,531	£3,371,279	£3,535,227

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,193	£336,984	£378,525	£353,148	£741,315	£899,482
60% LAR - 40% CIR	0%	£266,197	£718,151	£815,661	£803,044	£971,281	£1,134,518
60% LAR - 40% CIR	12%	£425,717	£893,951	£933,155	£930,720	£1,096,539	£1,253,356
60% LAR - 40% CIR	14%	£495,522	£934,151	£933,306	£939,853	£1,156,482	£1,313,102
60% LAR - 40% CIR	18%	£655,739	£1,075,156	£1,114,212	£1,118,754	£1,276,999	£1,433,244
60% LAR - 40% CIR	20%	£706,151	£1,138,947	£1,174,866	£1,181,500	£1,337,510	£1,493,834
60% LAR - 40% CIR	24%	£847,575	£1,258,134	£1,297,070	£1,303,590	£1,459,331	£1,622,834
60% LAR - 40% CIR	26%	£918,586	£1,319,522	£1,358,418	£1,364,933	£1,522,380	£1,687,682
60% LAR - 40% CIR	30%	£1,061,204	£1,442,892	£1,481,709	£1,488,257	£1,653,063	£1,818,052
60% LAR - 40% CIR	35%	£1,240,582	£1,604,380	£1,646,046	£1,652,942	£1,817,607	£1,982,272
60% LAR - 40% CIR	50%	£1,894,416	£2,197,437	£2,188,425	£2,193,293	£2,379,241	£2,483,189

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£424,723	£101,088	£140,808	£147,232	£305,369	£463,566
60% LAR - 40% CIR	0%	£749,197	£338,245	£377,545	£394,126	£511,366	£668,602
60% LAR - 40% CIR	12%	£10,199	£458,035	£497,239	£503,804	£660,623	£817,440
60% LAR - 40% CIR	14%	£39,696	£518,235	£557,390	£563,947	£720,569	£877,186
60% LAR - 40% CIR	18%	£199,823	£639,234	£679,296	£684,838	£841,093	£997,328
60% LAR - 40% CIR	20%	£270,235	£700,031	£739,050	£745,584	£901,654	£1,057,918
60% LAR - 40% CIR	24%	£411,859	£822,218	£861,154	£867,674	£1,023,415	£1,186,918
60% LAR - 40% CIR	26%	£462,870	£883,095	£922,592	£929,017	£1,086,464	£1,251,768
60% LAR - 40% CIR	30%	£525,268	£1,006,966	£1,046,792	£1,052,316	£1,217,137	£1,382,136
60% LAR - 40% CIR	35%	£804,666	£1,168,964	£1,210,130	£1,217,026	£1,381,691	£1,546,356
60% LAR - 40% CIR	50%	£1,388,580	£1,871,527	£1,772,509	£1,778,377	£1,883,325	£2,047,273

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£940,017	£419,228	£378,886	£368,062	£209,895	£171,725
60% LAR - 40% CIR	0%	£664,491	£177,059	£137,746	£131,166	£26,971	£-163,308
60% LAR - 40% CIR	12%	£525,493	£57,259	£18,055	£11,490	£-145,329	£-302,146
60% LAR - 40% CIR	14%	£455,588	£2,947	£42,086	£48,653	£-205,272	£-361,892
60% LAR - 40% CIR	18%	£314,471	£123,960	£160,062	£168,544	£-324,768	£-482,634
60% LAR - 40% CIR	20%	£245,059	£-184,737	£-223,756	£-230,290	£-386,360	£-542,624
60% LAR - 40% CIR	24%	£103,635	£326,924	£343,890	£359,390	£-608,121	£-971,624
60% LAR - 40% CIR	26%	£32,824	£368,312	£401,208	£414,723	£-571,176	£-946,672
60% LAR - 40% CIR	30%	£-109,884	£491,612	£530,498	£537,022	£-701,843	£-966,842
60% LAR - 40% CIR	35%	£-289,372	£653,670	£694,836	£701,732	£-866,397	£-1,031,622
60% LAR - 40% CIR	50%	£653,266	£1,156,227	£1,197,215	£1,204,963	£-1,368,034	£-1,581,979

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone B - £1,000 psf
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No Units	13
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,778,920	£1,248,279	£1,208,757	£1,202,115	£1,043,947	£885,780
60% LAR - 40% CIR	8%	£1,479,131	£987,237	£947,928	£941,344	£784,107	£655,871
60% LAR - 40% CIR	12%	£1,328,002	£855,500	£816,297	£809,731	£682,914	£566,095
60% LAR - 40% CIR	14%	£1,252,132	£789,332	£750,177	£743,619	£587,001	£430,381
60% LAR - 40% CIR	18%	£1,099,783	£666,395	£617,334	£610,793	£454,847	£286,302
60% LAR - 40% CIR	20%	£1,023,396	£589,630	£550,613	£544,077	£388,008	£231,938
60% LAR - 40% CIR	24%	£869,751	£455,506	£416,570	£410,050	£254,309	£98,589
60% LAR - 40% CIR	26%	£782,674	£389,150	£349,253	£342,738	£187,151	£31,564
60% LAR - 40% CIR	30%	£637,608	£292,853	£234,026	£227,524	£92,222	£-109,273
60% LAR - 40% CIR	35%	£443,383	£82,641	£43,894	£37,404	£-124,681	£-289,346
60% LAR - 40% CIR	50%	£-166,473	£-462,071	£-503,057	£-509,925	£-673,873	£-837,821

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£759,954	£1,290,595	£1,330,137	£1,336,789	£1,434,927	£1,853,094
60% LAR - 40% CIR	0%	£1,069,743	£1,561,637	£1,660,986	£1,587,550	£1,747,787	£1,972,003
60% LAR - 40% CIR	12%	£1,210,872	£1,683,374	£1,722,577	£1,729,143	£1,885,960	£2,042,778
60% LAR - 40% CIR	14%	£1,286,742	£1,749,542	£1,788,697	£1,795,256	£1,951,873	£2,108,493
60% LAR - 40% CIR	18%	£1,439,991	£1,882,479	£1,921,540	£1,928,081	£2,084,327	£2,240,872
60% LAR - 40% CIR	20%	£1,515,493	£1,949,261	£1,988,261	£1,994,797	£2,150,566	£2,307,336
60% LAR - 40% CIR	24%	£1,669,123	£2,083,388	£2,122,304	£2,128,834	£2,284,565	£2,400,305
60% LAR - 40% CIR	26%	£1,746,200	£2,150,724	£2,189,821	£2,196,136	£2,351,723	£2,507,310
60% LAR - 40% CIR	30%	£1,903,945	£2,286,021	£2,324,848	£2,331,350	£2,489,652	£2,649,147
60% LAR - 40% CIR	35%	£2,065,491	£2,426,233	£2,459,380	£2,501,470	£2,663,555	£2,828,220
60% LAR - 40% CIR	50%	£2,695,347	£3,000,945	£3,041,931	£3,048,789	£3,212,747	£3,376,685

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£292,084	£238,557	£278,099	£284,721	£442,889	£601,056
60% LAR - 40% CIR	0%	£1,787,895	£2,668,989	£2,534,492	£2,545,492	£3,705,729	£4,589,985
60% LAR - 40% CIR	12%	£1,588,834	£2,631,336	£2,670,539	£2,677,105	£3,833,922	£4,690,741
60% LAR - 40% CIR	14%	£2,234,704	£2,997,524	£2,736,859	£2,743,217	£3,899,838	£4,755,455
60% LAR - 40% CIR	18%	£3,077,863	£3,884,441	£3,688,502	£3,678,048	£4,682,288	£5,184,534
60% LAR - 40% CIR	20%	£3,633,530	£3,897,208	£3,897,208	£3,942,759	£4,058,858	£4,254,888
60% LAR - 40% CIR	24%	£3,170,085	£3,103,330	£3,107,266	£3,107,786	£3,232,527	£3,388,267
60% LAR - 40% CIR	26%	£3,994,162	£3,098,086	£3,137,583	£3,144,098	£3,129,688	£3,455,272
60% LAR - 40% CIR	30%	£3,941,910	£1,233,983	£1,227,810	£1,279,317	£1,434,614	£1,598,109
60% LAR - 40% CIR	35%	£1,043,453	£-1,404,195	£-1,442,942	£-1,449,432	£-1,611,517	£-1,776,182
60% LAR - 40% CIR	50%	£-1,643,309	£-1,948,907	£-1,988,893	£-1,998,781	£-2,160,709	£-2,324,687

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£726,000	£197,359	£157,817	£151,195	£89,373	£185,740
60% LAR - 40% CIR	0%	£429,211	£468,689	£102,162	£103,576	£266,613	£404,600
60% LAR - 40% CIR	12%	£277,082	£-195,420	£-234,623	£-241,189	£-388,008	£-554,825
60% LAR - 40% CIR	14%	£201,212	£291,598	£300,743	£307,301	£483,819	£620,539
60% LAR - 40% CIR	18%	£49,863	£394,535	£443,588	£444,127	£596,373	£752,818
60% LAR - 40% CIR	20%	£27,614	£461,290	£500,307	£506,843	£662,912	£818,582
60% LAR - 40% CIR	24%	£181,169	£595,474	£634,350	£640,870	£796,611	£952,351
60% LAR - 40% CIR	26%	£252,245	£662,710	£701,007	£708,182	£863,769	£1,019,356
60% LAR - 40% CIR	30%	£412,594	£738,007	£808,894	£813,396	£968,558	£1,160,193
60% LAR - 40% CIR	35%	£607,537	£968,279	£1,007,026	£1,013,516	£1,175,601	£1,340,266
60% LAR - 40% CIR	50%	£1,207,389	£1,512,591	£1,558,977	£1,560,845	£1,824,793	£2,188,741

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,243,294	£712,693	£973,111	£868,469	£508,321	£380,156
60% LAR - 40% CIR	0%	£343,256	£451,611	£415,202	£405,718	£248,481	£31,245
60% LAR - 40% CIR	12%	£792,376	£319,874	£280,671	£274,105	£117,288	£-39,531
60% LAR - 40% CIR	14%	£716,596	£253,708	£214,551	£207,993	£51,375	£-105,245
60% LAR - 40% CIR	18%	£464,187	£129,749	£74,187	£74,187	£-61,078	£-237,424
60% LAR - 40% CIR	20%	£487,680	£54,004	£14,987	£8,451	£-147,618	£-303,688
60% LAR - 40% CIR	24%	£334,125	£-89,120	£-119,096	£-129,578	£-281,317	£-437,057
60% LAR - 40% CIR	26%	£237,048	£-110,476	£-186,373	£-192,688	£-348,476	£-504,962
60% LAR - 40% CIR	30%	£102,300	£-282,773	£-321,600	£-328,102	£-483,404	£-644,899
60% LAR - 40% CIR	35%	£-92,243	£-452,985	£-491,732	£-498,222	£-660,307	£-824,972
60% LAR - 40% CIR	50%	£-692,099	£-990,697	£-1,038,669	£-1,044,561	£-1,208,499	£-1,373,447

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone B - £1,050 psf
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No Units	13
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,082,196	£1,546,705	£1,507,163	£1,500,541	£1,342,375	£1,184,207
60% LAR : 40% CIR	8%	£1,758,145	£1,261,789	£1,222,480	£1,215,866	£1,058,660	£901,423
60% LAR : 40% CIR	12%	£1,594,885	£1,118,117	£1,078,912	£1,072,346	£915,529	£758,711
60% LAR : 40% CIR	14%	£1,512,949	£1,045,979	£1,006,824	£1,000,267	£843,647	£687,028
60% LAR : 40% CIR	18%	£1,348,470	£901,105	£862,044	£855,502	£699,257	£543,911
60% LAR : 40% CIR	20%	£1,258,927	£826,371	£789,354	£782,819	£626,760	£470,680
60% LAR : 40% CIR	24%	£1,100,241	£682,311	£643,375	£636,854	£481,113	£325,373
60% LAR : 40% CIR	26%	£1,017,088	£608,986	£570,089	£563,574	£407,867	£252,401
60% LAR : 40% CIR	30%	£893,219	£461,751	£422,926	£416,422	£281,120	£105,818
60% LAR : 40% CIR	35%	£640,513	£276,619	£237,872	£231,381	£76,394	£-83,257
60% LAR : 40% CIR	50%	£4,128	£-303,539	£-344,527	£-351,395	£-515,343	£-675,291

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£458,879	£92,189	£1,031,711	£1,038,333	£1,198,499	£1,354,667
60% LAR : 40% CIR	0%	£260,729	£1,877,095	£1,763,394	£1,322,892	£1,480,184	£1,637,461
60% LAR : 40% CIR	12%	£-443,989	£1,420,757	£1,459,962	£1,466,528	£1,623,545	£1,780,163
60% LAR : 40% CIR	14%	£-1,025,923	£1,492,895	£1,532,050	£1,538,697	£1,695,227	£1,851,846
60% LAR : 40% CIR	18%	£-1,190,404	£1,637,769	£1,676,830	£1,683,372	£1,839,617	£1,995,863
60% LAR : 40% CIR	20%	£-1,272,937	£1,710,620	£1,741,620	£1,748,066	£1,912,124	£2,068,194
60% LAR : 40% CIR	24%	£-1,438,633	£1,856,543	£1,895,499	£1,902,020	£2,057,781	£2,213,501
60% LAR : 40% CIR	26%	£-1,521,770	£1,929,888	£1,968,785	£1,975,390	£2,130,887	£2,286,473
60% LAR : 40% CIR	30%	£-1,688,655	£2,077,123	£2,115,948	£2,123,462	£2,277,784	£2,433,058
60% LAR : 40% CIR	35%	£-1,898,361	£2,262,255	£2,301,002	£2,307,493	£2,462,480	£2,622,131
60% LAR : 40% CIR	50%	£-2,534,746	£2,842,413	£2,883,401	£2,890,269	£3,054,217	£3,218,165

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£595,359	£59,869	£20,327	£13,705	£144,491	£302,629
60% LAR : 40% CIR	0%	£271,339	£2,868,881	£2,843,386	£2,848,176	£428,176	£628,413
60% LAR : 40% CIR	12%	£108,049	£-58,719	£-407,924	£-414,490	£-571,307	£-728,125
60% LAR : 40% CIR	14%	£26,113	£-440,857	£-430,012	£-436,569	£-643,189	£-799,808
60% LAR : 40% CIR	18%	£-156,386	£-585,791	£-604,782	£-611,334	£-787,578	£-943,825
60% LAR : 40% CIR	20%	£-200,868	£-658,465	£-667,462	£-674,017	£-860,385	£-1,016,155
60% LAR : 40% CIR	24%	£-336,595	£-804,525	£-843,461	£-849,882	£-1,005,723	£-1,161,463
60% LAR : 40% CIR	26%	£-489,738	£-977,850	£-1,016,747	£-1,023,292	£-1,078,849	£-1,234,435
60% LAR : 40% CIR	30%	£-658,617	£-1,165,955	£-1,063,910	£-1,070,414	£-1,226,717	£-1,381,018
60% LAR : 40% CIR	35%	£-846,323	£-1,210,217	£-1,248,964	£-1,255,455	£-1,410,442	£-1,570,933
60% LAR : 40% CIR	50%	£-1,482,708	£-1,790,875	£-1,831,363	£-1,838,231	£-2,002,179	£-2,166,127

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,031,275	£495,785	£466,243	£440,621	£291,455	£133,287
60% LAR : 40% CIR	0%	£707,225	£2,196,869	£1,711,560	£1,641,976	£7,740	£-149,892
60% LAR : 40% CIR	12%	£543,965	£67,197	£27,992	£21,426	£-135,391	£-292,209
60% LAR : 40% CIR	14%	£462,029	£4,941	£-94,096	£-99,653	£-207,273	£-363,992
60% LAR : 40% CIR	18%	£287,650	£-148,815	£-188,876	£-195,418	£-351,663	£-507,809
60% LAR : 40% CIR	20%	£215,007	£-222,549	£-261,586	£-268,101	£-424,170	£-580,240
60% LAR : 40% CIR	24%	£49,321	£-398,699	£-497,545	£-514,066	£-699,807	£-875,547
60% LAR : 40% CIR	26%	£-56,622	£-441,894	£-549,831	£-566,346	£-766,530	£-938,619
60% LAR : 40% CIR	30%	£-200,701	£-559,169	£-627,994	£-634,498	£-789,800	£-945,102
60% LAR : 40% CIR	35%	£-410,407	£-774,301	£-813,048	£-819,539	£-974,526	£-1,134,177
60% LAR : 40% CIR	50%	£-1,046,782	£-1,354,439	£-1,395,447	£-1,402,315	£-1,666,263	£-1,790,211

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,895,869	£1,011,079	£971,537	£968,915	£806,749	£685,381
60% LAR : 40% CIR	0%	£1,222,519	£725,163	£686,854	£680,270	£523,024	£385,797
60% LAR : 40% CIR	12%	£1,059,259	£582,491	£543,286	£536,720	£379,903	£223,085
60% LAR : 40% CIR	14%	£977,323	£510,353	£471,198	£464,841	£308,021	£151,402
60% LAR : 40% CIR	18%	£812,844	£365,478	£336,418	£330,876	£163,631	£7,365
60% LAR : 40% CIR	20%	£730,301	£292,745	£263,728	£247,193	£91,124	£-94,946
60% LAR : 40% CIR	24%	£564,615	£146,685	£107,749	£101,228	£-54,613	£-210,253
60% LAR : 40% CIR	26%	£481,472	£73,360	£34,463	£27,948	£-127,638	£-283,225
60% LAR : 40% CIR	30%	£314,593	£-473,875	£-112,700	£-119,204	£-274,506	£-420,808
60% LAR : 40% CIR	35%	£104,887	£-230,007	£-297,754	£-304,245	£-459,232	£-618,383
60% LAR : 40% CIR	50%	£-691,498	£-939,165	£-980,163	£-987,621	£-1,060,969	£-1,214,917

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone B - £1,100 psf
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No Units	13
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,385,472	£1,845,133	£1,805,591	£1,796,968	£1,640,801	£1,482,634
60% LAR - 40% CIR	8%	£2,037,359	£1,538,341	£1,487,032	£1,490,450	£1,333,213	£1,175,975
60% LAR - 40% CIR	12%	£1,861,769	£1,380,732	£1,341,527	£1,334,962	£1,178,144	£1,021,327
60% LAR - 40% CIR	14%	£1,773,788	£1,302,626	£1,263,471	£1,256,914	£1,100,294	£943,675
60% LAR - 40% CIR	18%	£1,597,196	£1,145,816	£1,106,754	£1,100,212	£943,967	£787,722
60% LAR - 40% CIR	20%	£1,508,548	£1,067,112	£1,028,095	£1,021,561	£865,461	£708,421
60% LAR - 40% CIR	24%	£1,330,731	£909,115	£870,180	£863,658	£707,918	£562,177
60% LAR - 40% CIR	26%	£1,241,523	£829,821	£790,924	£784,410	£628,823	£473,236
60% LAR - 40% CIR	30%	£1,062,913	£670,649	£631,824	£625,321	£470,019	£314,717
60% LAR - 40% CIR	35%	£837,642	£470,596	£431,849	£425,358	£270,371	£115,384
60% LAR - 40% CIR	50%	£165,766	£-145,009	£-185,995	£-192,863	£-356,812	£-520,760

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£183,402	£93,741	£73,283	£73,906	£88,073	£1,056,240
60% LAR - 40% CIR	8%	£507,715	£1,002,533	£1,041,942	£1,048,494	£1,206,681	£1,362,899
60% LAR - 40% CIR	12%	£377,105	£1,158,142	£1,197,347	£1,203,912	£1,360,730	£1,517,547
60% LAR - 40% CIR	14%	£785,105	£1,236,248	£1,275,403	£1,281,960	£1,438,580	£1,595,199
60% LAR - 40% CIR	18%	£941,718	£1,393,088	£1,432,120	£1,438,682	£1,694,907	£1,791,162
60% LAR - 40% CIR	20%	£1,603,128	£1,411,102	£1,110,719	£1,117,131	£1,015,363	£1,052,452
60% LAR - 40% CIR	24%	£1,208,143	£1,620,750	£1,688,694	£1,675,216	£1,830,956	£1,986,607
60% LAR - 40% CIR	26%	£1,297,351	£1,709,053	£1,747,990	£1,734,484	£1,910,051	£2,065,638
60% LAR - 40% CIR	30%	£1,470,361	£1,869,225	£1,907,960	£1,913,563	£2,098,656	£2,224,151
60% LAR - 40% CIR	35%	£1,701,232	£2,068,278	£2,107,025	£2,113,516	£2,268,503	£2,423,460
60% LAR - 40% CIR	50%	£2,383,108	£2,683,883	£2,728,869	£2,731,737	£2,856,688	£3,059,634

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£986,636	£369,297	£318,755	£312,132	£153,965	£1,292
60% LAR - 40% CIR	8%	£560,323	£49,505	£10,196	£3,614	£153,965	£1,292
60% LAR - 40% CIR	12%	£374,933	£106,104	£145,309	£151,874	£308,692	£465,509
60% LAR - 40% CIR	14%	£286,932	£184,210	£223,365	£229,922	£386,542	£543,161
60% LAR - 40% CIR	18%	£116,308	£341,088	£380,982	£386,504	£543,659	£699,114
60% LAR - 40% CIR	20%	£21,712	£419,224	£458,741	£465,275	£621,345	£777,415
60% LAR - 40% CIR	24%	£156,105	£577,721	£616,656	£623,178	£778,918	£934,659
60% LAR - 40% CIR	26%	£243,313	£697,015	£806,912	£810,428	£968,013	£1,013,600
60% LAR - 40% CIR	30%	£424,523	£916,167	£1,067,960	£1,073,563	£1,016,817	£1,172,119
60% LAR - 40% CIR	35%	£649,194	£1,016,240	£1,054,987	£1,061,478	£1,216,465	£1,371,452
60% LAR - 40% CIR	50%	£1,331,070	£1,631,845	£1,678,831	£1,679,699	£1,843,648	£2,007,896

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,334,352	£794,213	£754,671	£748,048	£589,881	£431,714
60% LAR - 40% CIR	8%	£988,209	£469,421	£446,112	£439,530	£292,293	£125,055
60% LAR - 40% CIR	12%	£810,849	£329,812	£290,607	£284,042	£127,224	£29,593
60% LAR - 40% CIR	14%	£722,848	£251,706	£212,551	£205,994	£49,374	£-107,245
60% LAR - 40% CIR	18%	£464,236	£94,896	£55,834	£49,292	£106,855	£-263,198
60% LAR - 40% CIR	20%	£457,628	£16,102	£22,825	£24,568	£-165,429	£-341,499
60% LAR - 40% CIR	24%	£279,811	£141,895	£-180,740	£-187,262	£-343,002	£-498,743
60% LAR - 40% CIR	26%	£180,693	£221,889	£288,986	£286,510	£422,097	£-577,684
60% LAR - 40% CIR	30%	£118,693	£390,271	£419,056	£425,555	£-580,901	£-736,203
60% LAR - 40% CIR	35%	£213,278	£580,324	£619,017	£625,562	£-780,549	£-935,536
60% LAR - 40% CIR	50%	£998,154	£1,196,929	£1,236,915	£1,243,783	£1,407,732	£1,671,680

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,849,846	£1,396,207	£1,288,968	£1,283,342	£1,105,175	£947,006
60% LAR - 40% CIR	8%	£1,501,533	£1,000,715	£861,406	£864,824	£797,887	£640,348
60% LAR - 40% CIR	12%	£1,326,143	£845,106	£805,901	£799,336	£642,518	£485,701
60% LAR - 40% CIR	14%	£1,238,142	£767,000	£727,845	£721,288	£584,668	£408,049
60% LAR - 40% CIR	18%	£1,061,530	£610,128	£671,128	£664,566	£468,341	£282,086
60% LAR - 40% CIR	20%	£972,922	£531,486	£492,469	£485,935	£329,865	£173,795
60% LAR - 40% CIR	24%	£795,105	£373,489	£334,554	£328,032	£172,292	£16,551
60% LAR - 40% CIR	26%	£705,897	£294,195	£255,298	£248,784	£93,197	£-82,890
60% LAR - 40% CIR	30%	£526,887	£135,023	£96,198	£89,695	£-66,607	£-220,909
60% LAR - 40% CIR	35%	£302,016	£-65,030	£-103,777	£-119,268	£-265,258	£-420,242
60% LAR - 40% CIR	50%	£978,889	£560,645	£721,621	£728,489	£862,438	£1,056,366

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone B - £1,150 psf
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No Units	13
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£2,688,718	£2,143,559	£2,104,017	£2,097,395	£1,939,227	£1,781,060
60% LAR : 40% CIR	12%	£2,316,173	£1,810,895	£1,771,586	£1,765,002	£1,601,765	£1,450,528
60% LAR : 40% CIR	14%	£2,034,585	£1,559,273	£1,520,118	£1,513,561	£1,356,842	£1,200,322
60% LAR : 40% CIR	18%	£1,645,843	£1,390,525	£1,351,464	£1,344,923	£1,188,677	£1,032,431
60% LAR : 40% CIR	20%	£1,751,169	£1,305,854	£1,266,836	£1,260,302	£1,104,232	£948,163
60% LAR : 40% CIR	24%	£1,561,220	£1,135,919	£1,096,984	£1,090,463	£934,722	£778,981
60% LAR : 40% CIR	26%	£1,465,947	£1,050,657	£1,011,761	£1,005,246	£849,659	£694,072
60% LAR : 40% CIR	30%	£1,274,895	£879,648	£840,723	£834,220	£678,937	£523,815
60% LAR : 40% CIR	35%	£1,034,772	£664,573	£625,827	£619,338	£464,348	£309,362
60% LAR : 40% CIR	50%	£307,404	£12,497	£-27,465	£-34,333	£-198,281	£-362,229

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£149,844	£395,315	£434,897	£441,479	£599,647	£757,814
60% LAR : 40% CIR	8%	£252,811	£727,479	£743,288	£773,572	£1,031,189	£1,288,346
60% LAR : 40% CIR	12%	£410,252	£935,507	£934,730	£941,296	£1,208,114	£1,454,032
60% LAR : 40% CIR	14%	£394,289	£979,691	£1,018,756	£1,025,313	£1,311,932	£1,558,552
60% LAR : 40% CIR	18%	£493,031	£1,148,349	£1,197,410	£1,193,991	£1,536,197	£1,806,443
60% LAR : 40% CIR	20%	£717,025	£1,233,029	£1,222,028	£1,222,028	£1,544,642	£1,811,711
60% LAR : 40% CIR	24%	£977,654	£1,402,955	£1,441,890	£1,441,890	£1,604,152	£1,759,893
60% LAR : 40% CIR	26%	£1,072,927	£1,488,217	£1,527,113	£1,533,698	£1,699,215	£1,844,802
60% LAR : 40% CIR	30%	£1,264,069	£1,659,320	£1,688,113	£1,704,654	£1,859,937	£2,015,259
60% LAR : 40% CIR	35%	£1,504,102	£1,874,301	£1,913,047	£1,919,538	£2,074,526	£2,229,512
60% LAR : 40% CIR	50%	£2,231,470	£2,528,377	£2,586,339	£2,573,207	£2,737,155	£2,901,103

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,201,882	£656,723	£617,181	£610,559	£452,391	£294,224
60% LAR : 40% CIR	8%	£293,237	£324,059	£284,750	£278,195	£120,925	£-58,258
60% LAR : 40% CIR	12%	£641,816	£156,511	£117,308	£110,742	£46,076	£-202,894
60% LAR : 40% CIR	14%	£547,749	£72,437	£33,282	£26,725	£-129,894	£-286,514
60% LAR : 40% CIR	18%	£399,887	£86,311	£-136,372	£-144,913	£-298,158	£-454,405
60% LAR : 40% CIR	20%	£294,333	£-180,982	£-220,000	£-226,334	£-582,504	£-838,673
60% LAR : 40% CIR	24%	£74,384	£-330,917	£-389,852	£-396,373	£-552,114	£-707,855
60% LAR : 40% CIR	26%	£20,889	£-436,178	£-475,076	£-481,590	£-637,177	£-792,764
60% LAR : 40% CIR	30%	£-212,031	£-659,320	£-688,113	£-695,616	£-800,919	£-963,221
60% LAR : 40% CIR	35%	£-452,064	£-822,263	£-861,009	£-867,500	£-1,022,458	£-1,177,474
60% LAR : 40% CIR	50%	£-1,179,432	£-1,474,239	£-1,614,301	£-1,591,169	£-1,695,117	£-1,849,065

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,837,798	£1,092,639	£1,083,097	£1,046,475	£888,307	£730,740
60% LAR : 40% CIR	8%	£1,262,257	£729,915	£720,666	£714,052	£556,945	£390,608
60% LAR : 40% CIR	12%	£1,077,732	£592,427	£553,224	£546,658	£389,840	£233,022
60% LAR : 40% CIR	14%	£963,695	£508,353	£469,198	£462,641	£306,022	£149,402
60% LAR : 40% CIR	18%	£784,923	£339,685	£300,544	£294,003	£137,757	£-81,849
60% LAR : 40% CIR	20%	£700,249	£254,934	£215,916	£209,382	£53,312	£-102,757
60% LAR : 40% CIR	24%	£510,300	£84,999	£46,064	£39,543	£-116,198	£-271,939
60% LAR : 40% CIR	26%	£415,027	£-86,989	£-38,189	£-31,670	£-203,267	£-356,348
60% LAR : 40% CIR	30%	£228,585	£-171,372	£-210,157	£-216,700	£-372,003	£-527,305
60% LAR : 40% CIR	35%	£-16,146	£-386,347	£-425,093	£-431,584	£-586,572	£-741,558
60% LAR : 40% CIR	50%	£-743,516	£-1,038,423	£-1,078,385	£-1,064,253	£-1,248,201	£-1,413,149

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,153,062	£1,897,353	£1,968,391	£1,961,769	£1,403,961	£1,246,534
60% LAR : 40% CIR	8%	£1,780,547	£1,215,289	£1,235,980	£1,228,376	£1,072,139	£914,892
60% LAR : 40% CIR	12%	£1,593,026	£1,107,721	£1,068,518	£1,061,952	£905,134	£748,316
60% LAR : 40% CIR	14%	£1,498,959	£1,023,647	£984,432	£977,935	£821,316	£664,696
60% LAR : 40% CIR	18%	£1,310,317	£864,889	£816,838	£809,291	£653,091	£496,606
60% LAR : 40% CIR	20%	£1,215,543	£770,228	£731,210	£724,678	£568,606	£412,537
60% LAR : 40% CIR	24%	£1,025,594	£600,293	£561,358	£554,837	£399,096	£243,355
60% LAR : 40% CIR	26%	£930,321	£515,031	£476,135	£469,620	£314,033	£159,446
60% LAR : 40% CIR	30%	£739,179	£343,922	£305,097	£298,594	£143,291	£-12,011
60% LAR : 40% CIR	35%	£499,146	£128,947	£90,201	£83,710	£-27,278	£-226,264
60% LAR : 40% CIR	50%	£-266,222	£-523,168	£-563,091	£-566,998	£-733,907	£-897,465

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone B - £1,200 psf
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No Units	13
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,089,199	£2,441,985	£2,402,443	£2,395,822	£2,237,855	£2,079,487
60% LAR : 40% CIR	8%	£2,594,799	£2,085,447	£2,046,138	£2,039,554	£1,882,318	£1,725,981
60% LAR : 40% CIR	12%	£2,395,535	£1,905,963	£1,866,759	£1,860,193	£1,703,375	£1,546,558
60% LAR : 40% CIR	14%	£2,295,402	£1,815,920	£1,776,765	£1,770,207	£1,613,588	£1,456,969
60% LAR : 40% CIR	18%	£2,094,629	£1,635,235	£1,596,174	£1,589,632	£1,433,387	£1,277,141
60% LAR : 40% CIR	20%	£1,993,790	£1,544,586	£1,505,578	£1,499,043	£1,342,974	£1,186,904
60% LAR : 40% CIR	24%	£1,791,710	£1,362,723	£1,323,788	£1,317,267	£1,161,526	£1,005,786
60% LAR : 40% CIR	26%	£1,690,971	£1,271,493	£1,232,596	£1,226,081	£1,070,494	£914,907
60% LAR : 40% CIR	30%	£1,487,089	£1,089,447	£1,049,621	£1,043,119	£887,817	£732,814
60% LAR : 40% CIR	35%	£1,231,902	£858,551	£819,804	£813,314	£658,327	£503,339
60% LAR : 40% CIR	50%	£459,043	£161,710	£123,132	£116,668	£-39,750	£-203,698

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£450,325	£38,889	£136,431	£143,052	£301,219	£459,387
60% LAR : 40% CIR	0%	£55,925	£483,407	£497,386	£496,224	£585,545	£817,393
60% LAR : 40% CIR	12%	£143,339	£332,911	£372,115	£378,681	£435,499	£592,316
60% LAR : 40% CIR	14%	£243,472	£222,954	£272,109	£278,667	£325,286	£481,905
60% LAR : 40% CIR	18%	£444,345	£98,639	£242,700	£249,242	£416,487	£611,733
60% LAR : 40% CIR	20%	£441,064	£95,219	£193,206	£199,811	£316,160	£411,070
60% LAR : 40% CIR	24%	£747,164	£1,176,151	£1,215,086	£1,221,697	£1,377,348	£1,533,088
60% LAR : 40% CIR	26%	£948,593	£1,267,381	£1,306,278	£1,312,793	£1,499,380	£1,823,967
60% LAR : 40% CIR	30%	£1,551,775	£1,450,427	£1,469,265	£1,485,765	£1,851,087	£1,908,890
60% LAR : 40% CIR	35%	£1,306,972	£1,680,323	£1,719,070	£1,725,560	£1,880,547	£2,035,533
60% LAR : 40% CIR	50%	£2,079,831	£2,377,154	£2,415,742	£2,422,206	£2,578,624	£2,742,572

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,502,263	£955,149	£915,607	£908,986	£750,619	£592,651
60% LAR : 40% CIR	0%	£1,107,963	£396,311	£359,202	£352,716	£395,482	£238,245
60% LAR : 40% CIR	12%	£906,699	£419,127	£379,923	£373,357	£216,539	£59,722
60% LAR : 40% CIR	14%	£806,566	£329,084	£289,929	£283,371	£126,752	£-39,867
60% LAR : 40% CIR	18%	£607,683	£146,399	£168,338	£162,796	£53,849	£-89,695
60% LAR : 40% CIR	20%	£506,854	£57,759	£16,742	£12,207	£-113,852	£-209,932
60% LAR : 40% CIR	24%	£304,874	£-124,113	£-163,048	£-169,569	£-325,310	£-481,050
60% LAR : 40% CIR	26%	£203,535	£-216,343	£-254,240	£-260,735	£-416,342	£-571,929
60% LAR : 40% CIR	30%	£263	£-356,369	£-437,215	£-443,717	£-609,019	£-764,322
60% LAR : 40% CIR	35%	£-294,934	£-428,285	£-667,032	£-673,522	£-828,509	£-983,497
60% LAR : 40% CIR	50%	£1,027,793	£1,326,126	£1,363,704	£1,370,168	£1,526,586	£1,690,834

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,938,279	£1,391,065	£1,351,523	£1,344,902	£1,186,735	£1,028,567
60% LAR : 40% CIR	0%	£1,543,979	£1,034,507	£995,216	£988,624	£831,398	£674,161
60% LAR : 40% CIR	12%	£1,344,615	£855,045	£815,839	£809,273	£652,455	£495,638
60% LAR : 40% CIR	14%	£1,244,482	£765,000	£725,845	£719,287	£562,689	£406,049
60% LAR : 40% CIR	18%	£1,043,609	£584,315	£545,254	£538,712	£382,467	£226,221
60% LAR : 40% CIR	20%	£942,870	£493,675	£454,658	£448,123	£292,054	£135,584
60% LAR : 40% CIR	24%	£740,790	£311,803	£272,868	£266,347	£110,606	£-45,134
60% LAR : 40% CIR	26%	£639,451	£220,573	£161,676	£175,161	£19,574	£-136,013
60% LAR : 40% CIR	30%	£436,179	£37,827	£-1,496	£-1,901	£-163,103	£-318,406
60% LAR : 40% CIR	35%	£180,982	£-192,369	£-231,116	£-227,606	£-392,593	£-547,581
60% LAR : 40% CIR	50%	£591,877	£889,216	£927,788	£934,252	£1,090,670	£1,254,618

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,453,373	£1,983,369	£1,866,917	£1,860,198	£1,702,028	£1,545,961
60% LAR : 40% CIR	0%	£2,059,173	£1,549,821	£1,419,512	£1,503,929	£1,346,692	£1,189,456
60% LAR : 40% CIR	12%	£1,859,909	£1,370,337	£1,331,133	£1,324,567	£1,167,749	£1,010,932
60% LAR : 40% CIR	14%	£1,759,776	£1,280,294	£1,241,139	£1,234,581	£1,077,962	£921,343
60% LAR : 40% CIR	18%	£1,558,903	£1,099,609	£1,060,448	£1,054,066	£887,741	£731,616
60% LAR : 40% CIR	20%	£1,458,164	£1,008,969	£969,952	£963,417	£807,348	£651,278
60% LAR : 40% CIR	24%	£1,256,084	£827,097	£788,162	£781,641	£625,900	£470,160
60% LAR : 40% CIR	26%	£1,154,745	£735,867	£706,970	£700,455	£534,868	£379,281
60% LAR : 40% CIR	30%	£951,473	£552,821	£513,995	£507,493	£382,191	£196,888
60% LAR : 40% CIR	35%	£696,276	£322,925	£284,178	£277,688	£122,701	£-32,287
60% LAR : 40% CIR	50%	£76,965	£93,946	£82,464	£81,698	£97,876	£79,324

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone B - £1,250 psf
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No Units	13
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,289,679	£2,740,413	£2,700,871	£2,894,248	£2,536,081	£2,377,914
60% LAR : 40% CIR	8%	£2,871,241	£2,359,599	£2,320,680	£2,314,108	£2,156,871	£1,999,833
60% LAR : 40% CIR	12%	£2,660,807	£2,168,579	£2,129,374	£2,122,808	£1,965,991	£1,809,173
60% LAR : 40% CIR	14%	£2,555,288	£2,072,567	£2,033,412	£2,026,855	£1,870,235	£1,713,616
60% LAR : 40% CIR	18%	£2,443,216	£1,879,845	£1,840,884	£1,834,342	£1,678,097	£1,521,851
60% LAR : 40% CIR	20%	£2,336,411	£1,783,336	£1,744,319	£1,737,785	£1,581,715	£1,425,846
60% LAR : 40% CIR	24%	£2,022,200	£1,589,528	£1,550,593	£1,544,071	£1,388,330	£1,232,591
60% LAR : 40% CIR	26%	£1,814,796	£1,492,329	£1,453,332	£1,446,917	£1,291,330	£1,135,743
60% LAR : 40% CIR	30%	£1,609,392	£1,397,346	£1,358,351	£1,352,017	£1,096,715	£941,413
60% LAR : 40% CIR	35%	£1,429,031	£1,052,528	£1,013,781	£1,007,291	£852,304	£697,316
60% LAR : 40% CIR	50%	£510,680	£310,924	£272,346	£265,882	£111,570	£-45,168

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£750,805	£201,539	£161,997	£155,374	£2,793	£160,960
60% LAR : 40% CIR	0%	£332,367	£176,875	£218,184	£224,798	£65,070	£59,241
60% LAR : 40% CIR	12%	£121,933	£570,285	£405,600	£416,086	£-572,853	£-729,701
60% LAR : 40% CIR	14%	£16,414	£-486,307	£-505,462	£-512,019	£-668,639	£-825,258
60% LAR : 40% CIR	18%	£-185,658	£-684,929	£-697,990	£-704,632	£-860,777	£-1,017,023
60% LAR : 40% CIR	20%	£-327,463	£-853,545	£-874,565	£-878,086	£-1,051,756	£-1,213,229
60% LAR : 40% CIR	24%	£-516,674	£-1,049,546	£-1,088,281	£-1,094,803	£-1,350,544	£-1,506,283
60% LAR : 40% CIR	26%	£-694,078	£-1,246,545	£-1,285,442	£-1,291,997	£-1,477,544	£-1,633,131
60% LAR : 40% CIR	30%	£-869,462	£-1,441,548	£-1,480,363	£-1,486,867	£-1,642,198	£-1,807,461
60% LAR : 40% CIR	35%	£-1,109,843	£-1,646,346	£-1,625,093	£-1,631,583	£-1,886,570	£-2,041,658
60% LAR : 40% CIR	50%	£-1,928,194	£-2,227,950	£-2,286,528	£-2,272,962	£-2,427,361	£-2,584,042

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,802,843	£1,253,577	£1,214,035	£1,207,412	£1,049,245	£891,078
60% LAR : 40% CIR	0%	£1,584,057	£373,163	£353,854	£327,272	£670,035	£512,737
60% LAR : 40% CIR	12%	£1,173,971	£881,743	£842,538	£835,972	£479,155	£322,337
60% LAR : 40% CIR	14%	£1,068,452	£585,731	£546,576	£540,019	£383,369	£226,780
60% LAR : 40% CIR	18%	£856,396	£398,109	£354,948	£347,586	£181,267	£35,016
60% LAR : 40% CIR	20%	£749,575	£298,500	£257,453	£250,940	£34,973	£-31,081
60% LAR : 40% CIR	24%	£535,364	£102,692	£63,757	£57,235	£-29,506	£-254,245
60% LAR : 40% CIR	26%	£427,960	£-5,493	£-33,404	£-39,919	£-195,506	£-351,963
60% LAR : 40% CIR	30%	£-69,462	£-141,549	£-120,363	£-126,867	£-342,198	£-597,461
60% LAR : 40% CIR	35%	£-37,805	£-434,308	£-473,055	£-479,545	£-634,532	£-789,520
60% LAR : 40% CIR	50%	£-676,168	£-1,175,912	£-1,214,490	£-1,220,964	£-1,375,268	£-1,532,004

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,238,759	£1,689,493	£1,649,951	£1,643,328	£1,485,161	£1,326,994
60% LAR : 40% CIR	0%	£1,804,321	£1,309,070	£1,269,770	£1,263,188	£1,105,951	£948,715
60% LAR : 40% CIR	12%	£1,609,887	£1,117,659	£1,078,454	£1,071,888	£915,071	£758,253
60% LAR : 40% CIR	14%	£1,504,368	£1,021,647	£982,492	£975,935	£819,315	£662,696
60% LAR : 40% CIR	18%	£1,292,286	£829,025	£789,864	£783,422	£627,177	£470,891
60% LAR : 40% CIR	20%	£1,185,491	£732,416	£693,399	£686,865	£530,795	£374,725
60% LAR : 40% CIR	24%	£971,280	£538,608	£499,673	£493,151	£337,410	£181,671
60% LAR : 40% CIR	26%	£863,876	£441,409	£402,512	£395,997	£240,410	£84,623
60% LAR : 40% CIR	30%	£648,472	£246,426	£207,601	£201,057	£45,795	£-109,507
60% LAR : 40% CIR	35%	£378,111	£1,608	£-7,139	£-43,629	£-188,616	£-353,604
60% LAR : 40% CIR	50%	£-640,240	£-1,739,996	£-1,778,674	£-1,765,038	£-2,019,350	£-2,096,088

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,350,053	£2,247,797	£2,185,245	£2,198,622	£2,000,498	£1,842,288
60% LAR : 40% CIR	0%	£2,336,615	£1,524,373	£1,785,864	£1,775,682	£1,621,245	£1,464,007
60% LAR : 40% CIR	12%	£2,125,181	£1,632,953	£1,593,748	£1,587,182	£1,430,365	£1,273,547
60% LAR : 40% CIR	14%	£2,019,662	£1,536,341	£1,497,786	£1,491,229	£1,334,809	£1,177,990
60% LAR : 40% CIR	18%	£1,807,980	£1,344,319	£1,305,268	£1,298,716	£1,142,471	£985,228
60% LAR : 40% CIR	20%	£1,700,785	£1,247,710	£1,208,693	£1,202,159	£1,046,089	£890,019
60% LAR : 40% CIR	24%	£1,486,574	£1,053,902	£1,014,967	£1,008,445	£852,704	£696,965
60% LAR : 40% CIR	26%	£1,379,370	£956,703	£917,806	£911,291	£755,704	£601,117
60% LAR : 40% CIR	30%	£1,163,766	£761,720	£722,895	£716,391	£561,089	£405,767
60% LAR : 40% CIR	35%	£930,405	£516,902	£478,155	£471,665	£316,676	£161,690
60% LAR : 40% CIR	50%	£75,054	£-224,762	£-283,280	£-289,744	£-424,056	£-566,794

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone B - £1,300 psf
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No Units	13
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,590,160	£3,038,106	£2,999,157	£2,992,635	£2,834,507	£2,676,347
60% LAR : 40% CIR	8%	£3,147,894	£2,634,562	£2,595,243	£2,588,660	£2,431,423	£2,274,186
60% LAR : 40% CIR	12%	£2,825,229	£2,431,194	£2,391,989	£2,385,424	£2,228,607	£2,071,788
60% LAR : 40% CIR	14%	£2,813,701	£2,329,213	£2,290,059	£2,283,502	£2,126,883	£1,970,263
60% LAR : 40% CIR	18%	£2,690,045	£2,144,685	£2,085,993	£2,079,052	£1,922,898	£1,766,561
60% LAR : 40% CIR	20%	£2,477,919	£2,022,077	£1,983,060	£1,976,526	£1,820,456	£1,664,387
60% LAR : 40% CIR	24%	£2,252,691	£1,816,332	£1,777,397	£1,770,875	£1,615,136	£1,459,395
60% LAR : 40% CIR	26%	£2,139,221	£1,713,164	£1,674,267	£1,667,753	£1,512,166	£1,356,579
60% LAR : 40% CIR	30%	£1,911,696	£1,598,244	£1,467,419	£1,460,916	£1,305,614	£1,150,312
60% LAR : 40% CIR	35%	£1,626,160	£1,246,505	£1,207,758	£1,201,268	£1,046,281	£891,294
60% LAR : 40% CIR	50%	£762,318	£460,138	£421,559	£415,095	£260,783	£106,471

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,051,286	£499,232	£460,283	£453,761	£295,633	£137,467
60% LAR : 40% CIR	0%	£608,910	£95,678	£56,369	£49,786	£107,641	£269,988
60% LAR : 40% CIR	8%	£396,355	£107,180	£146,895	£145,450	£10,207	£467,085
60% LAR : 40% CIR	12%	£274,827	£209,681	£248,815	£235,372	£411,991	£568,611
60% LAR : 40% CIR	14%	£51,171	£414,219	£453,281	£449,822	£416,068	£472,313
60% LAR : 40% CIR	18%	£16,985	£511,907	£556,114	£556,346	£478,416	£570,467
60% LAR : 40% CIR	20%	£286,183	£722,542	£761,477	£767,999	£623,738	£1,079,479
60% LAR : 40% CIR	24%	£399,683	£835,710	£884,607	£881,121	£1,028,708	£1,182,295
60% LAR : 40% CIR	26%	£521,145	£1,003,630	£1,071,665	£1,071,966	£1,233,380	£1,388,952
60% LAR : 40% CIR	30%	£912,714	£1,292,369	£1,331,116	£1,337,606	£1,492,593	£1,647,580
60% LAR : 40% CIR	35%	£1,176,556	£2,078,136	£2,117,315	£2,123,779	£2,278,081	£2,432,403

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,103,324	£1,551,270	£1,512,321	£1,505,799	£1,347,671	£1,189,505
60% LAR : 40% CIR	0%	£1,660,848	£1,417,716	£1,387,407	£1,381,624	£1,224,597	£1,067,561
60% LAR : 40% CIR	12%	£1,438,393	£944,358	£905,153	£898,568	£741,771	£584,952
60% LAR : 40% CIR	14%	£1,326,865	£842,377	£803,223	£796,666	£640,447	£483,427
60% LAR : 40% CIR	18%	£1,163,289	£637,819	£598,757	£592,216	£435,870	£279,728
60% LAR : 40% CIR	20%	£991,053	£535,241	£496,224	£489,690	£333,620	£177,451
60% LAR : 40% CIR	24%	£765,855	£329,496	£290,561	£284,039	£128,300	£27,441
60% LAR : 40% CIR	26%	£652,385	£226,328	£187,431	£180,917	£25,300	£130,267
60% LAR : 40% CIR	30%	£424,850	£19,408	£19,717	£20,994	£91,222	£58,524
60% LAR : 40% CIR	35%	£139,324	£240,331	£279,078	£283,568	£440,558	£595,542
60% LAR : 40% CIR	50%	£724,518	£1,028,698	£1,085,277	£1,071,741	£1,226,063	£1,380,365

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,539,240	£1,987,186	£1,948,237	£1,941,715	£1,783,587	£1,625,421
60% LAR : 40% CIR	0%	£2,096,764	£1,563,632	£1,544,323	£1,537,740	£1,380,503	£1,223,266
60% LAR : 40% CIR	12%	£1,874,309	£1,380,274	£1,341,069	£1,334,504	£1,177,687	£1,020,868
60% LAR : 40% CIR	14%	£1,762,781	£1,278,293	£1,239,139	£1,232,582	£1,075,963	£919,343
60% LAR : 40% CIR	18%	£1,539,125	£1,073,735	£1,034,673	£1,028,132	£871,888	£715,641
60% LAR : 40% CIR	20%	£1,426,999	£971,157	£932,140	£925,606	£769,536	£613,467
60% LAR : 40% CIR	24%	£1,201,771	£765,412	£726,477	£719,955	£564,216	£408,475
60% LAR : 40% CIR	26%	£1,089,301	£662,244	£623,347	£616,833	£461,246	£305,659
60% LAR : 40% CIR	30%	£860,786	£455,324	£416,459	£409,956	£264,694	£99,392
60% LAR : 40% CIR	35%	£575,240	£195,585	£156,838	£150,348	£4,639	£159,626
60% LAR : 40% CIR	50%	£298,602	£690,782	£829,361	£825,828	£780,137	£944,449

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,059,534	£2,502,480	£2,463,531	£2,457,009	£2,298,881	£2,140,715
60% LAR : 40% CIR	0%	£2,612,058	£2,098,026	£2,059,077	£2,052,554	£1,895,797	£1,738,560
60% LAR : 40% CIR	12%	£2,389,603	£1,895,568	£1,856,363	£1,849,798	£1,692,981	£1,536,162
60% LAR : 40% CIR	14%	£2,278,075	£1,793,587	£1,754,433	£1,747,876	£1,591,257	£1,434,637
60% LAR : 40% CIR	18%	£2,054,419	£1,689,028	£1,649,874	£1,643,317	£1,487,160	£1,330,838
60% LAR : 40% CIR	20%	£1,942,293	£1,486,451	£1,447,434	£1,440,900	£1,284,830	£1,128,761
60% LAR : 40% CIR	24%	£1,717,065	£1,280,706	£1,241,771	£1,235,249	£1,079,510	£923,769
60% LAR : 40% CIR	26%	£1,603,595	£1,177,538	£1,138,641	£1,132,127	£976,540	£820,953
60% LAR : 40% CIR	30%	£1,376,060	£970,618	£931,793	£925,290	£769,988	£614,686
60% LAR : 40% CIR	35%	£1,090,534	£710,879	£672,132	£665,642	£510,655	£355,668
60% LAR : 40% CIR	50%	£226,692	£75,468	£114,067	£120,531	£274,843	£429,185

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone B - £900 psf
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No Units	15
Site Area	0.04 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,344,924	£743,962	£598,337	£590,695	£508,194	£325,694
60% LAR : 40% CIR	8%	£1,055,033	£497,854	£452,497	£444,980	£263,474	£32,847
60% LAR : 40% CIR	12%	£908,620	£373,398	£328,163	£320,587	£139,642	£-43,527
60% LAR : 40% CIR	14%	£835,074	£310,823	£265,644	£258,077	£77,363	£-109,452
60% LAR : 40% CIR	16%	£687,282	£184,982	£139,811	£132,383	£-50,580	£-242,101
60% LAR : 40% CIR	20%	£613,636	£121,718	£76,698	£69,157	£-117,496	£-308,892
60% LAR : 40% CIR	24%	£463,852	£-5,604	£-53,213	£-61,208	£-252,130	£-443,052
60% LAR : 40% CIR	26%	£388,914	£-73,421	£-121,105	£-129,091	£-319,825	£-510,559
60% LAR : 40% CIR	30%	£238,363	£-210,015	£-267,611	£-265,684	£-445,968	£-746,392
60% LAR : 40% CIR	35%	£48,875	£-382,092	£-429,591	£-437,549	£-627,547	£-817,546
60% LAR : 40% CIR	50%	£-560,553	£-907,089	£-964,383	£-962,308	£-1,151,479	£-1,340,649

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£216,913,837	£2,917,876	£2,963,501	£2,971,742	£3,183,843	£3,338,143
60% LAR : 40% CIR	8%	£2,696,534	£3,163,963	£3,209,349	£3,216,907	£3,396,584	£3,570,791
60% LAR : 40% CIR	12%	£2,753,218	£3,288,439	£3,333,675	£3,341,251	£3,522,196	£3,705,384
60% LAR : 40% CIR	14%	£2,826,763	£3,351,014	£3,396,193	£3,403,760	£3,584,475	£3,771,290
60% LAR : 40% CIR	18%	£2,974,559	£3,476,856	£3,521,926	£3,529,475	£3,742,398	£3,933,039
60% LAR : 40% CIR	20%	£3,044,801	£3,540,129	£3,685,140	£3,692,689	£3,779,334	£3,970,660
60% LAR : 40% CIR	24%	£3,197,985	£3,607,442	£3,745,051	£3,752,600	£3,913,967	£4,104,889
60% LAR : 40% CIR	26%	£3,272,923	£3,735,229	£3,782,942	£3,790,929	£3,981,863	£4,172,397
60% LAR : 40% CIR	30%	£3,425,454	£3,811,852	£3,919,448	£3,927,422	£4,117,695	£4,308,190
60% LAR : 40% CIR	35%	£3,612,962	£4,043,930	£4,091,429	£4,099,387	£4,289,385	£4,479,383
60% LAR : 40% CIR	50%	£4,222,351	£4,588,927	£4,616,220	£4,624,146	£4,813,317	£5,002,487

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£799,951	£1,400,513	£1,446,138	£1,453,780	£1,836,281	£1,818,781
60% LAR : 40% CIR	8%	£1,089,472	£1,948,621	£1,991,978	£1,999,620	£1,881,601	£1,902,458
60% LAR : 40% CIR	12%	£1,235,855	£1,771,077	£1,816,312	£1,823,888	£2,004,833	£2,168,002
60% LAR : 40% CIR	14%	£1,309,401	£1,833,652	£1,878,831	£1,886,398	£2,067,112	£2,253,827
60% LAR : 40% CIR	16%	£1,451,180	£1,958,493	£2,004,664	£2,012,112	£2,185,035	£2,386,576
60% LAR : 40% CIR	20%	£1,631,439	£2,022,757	£2,067,777	£2,075,318	£2,261,971	£2,453,297
60% LAR : 40% CIR	24%	£1,680,623	£2,150,079	£2,197,688	£2,205,683	£2,386,605	£2,587,527
60% LAR : 40% CIR	26%	£1,755,561	£2,217,696	£2,265,580	£2,273,566	£2,464,300	£2,655,034
60% LAR : 40% CIR	30%	£3,425,454	£2,354,490	£2,402,096	£2,410,093	£2,601,443	£2,790,527
60% LAR : 40% CIR	35%	£2,095,600	£2,526,567	£2,574,066	£2,582,024	£2,772,022	£2,962,021
60% LAR : 40% CIR	50%	£2,705,028	£3,051,984	£3,098,958	£3,106,783	£3,295,984	£3,489,124

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£170,826	£771,788	£817,213	£825,055	£1,007,586	£1,160,058
60% LAR : 40% CIR	8%	£1,089,472	£1,948,621	£1,991,978	£1,999,620	£1,881,601	£1,902,458
60% LAR : 40% CIR	12%	£807,130	£1,142,352	£1,187,587	£1,195,163	£1,376,108	£1,559,277
60% LAR : 40% CIR	14%	£980,876	£1,204,927	£1,250,100	£1,257,673	£1,438,387	£1,625,202
60% LAR : 40% CIR	16%	£826,468	£1,090,769	£1,135,939	£1,143,515	£1,306,010	£1,491,451
60% LAR : 40% CIR	20%	£902,714	£1,394,032	£1,439,052	£1,446,593	£1,633,246	£1,824,572
60% LAR : 40% CIR	24%	£1,051,898	£1,521,354	£1,568,963	£1,576,958	£1,767,880	£1,958,802
60% LAR : 40% CIR	26%	£1,126,536	£1,588,171	£1,636,856	£1,644,841	£1,835,975	£2,026,399
60% LAR : 40% CIR	30%	£1,271,397	£1,725,765	£1,773,361	£1,781,334	£1,971,718	£2,162,102
60% LAR : 40% CIR	35%	£1,466,875	£1,897,842	£1,945,341	£1,953,299	£2,143,297	£2,333,296
60% LAR : 40% CIR	50%	£2,076,303	£2,422,839	£2,470,193	£2,478,098	£2,667,229	£2,856,399

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£572,386	£235,885	£235,885	£235,885	£235,885	£235,885
60% LAR : 40% CIR	8%	£282,466	£274,683	£320,040	£327,637	£508,064	£690,491
60% LAR : 40% CIR	12%	£136,082	£390,130	£444,375	£451,951	£632,895	£815,064
60% LAR : 40% CIR	14%	£62,537	£461,714	£506,893	£514,469	£696,175	£881,960
60% LAR : 40% CIR	16%	£89,499	£587,626	£647,608	£655,184	£838,088	£1,024,639
60% LAR : 40% CIR	20%	£159,501	£680,820	£695,840	£703,380	£890,034	£1,081,360
60% LAR : 40% CIR	24%	£308,683	£778,142	£825,715	£833,746	£1,024,667	£1,215,599
60% LAR : 40% CIR	26%	£383,623	£845,959	£893,642	£901,629	£1,092,363	£1,283,097
60% LAR : 40% CIR	30%	£534,184	£982,552	£1,030,148	£1,038,122	£1,228,506	£1,418,890
60% LAR : 40% CIR	35%	£723,662	£1,154,630	£1,202,120	£1,210,087	£1,400,085	£1,590,083
60% LAR : 40% CIR	50%	£1,333,694	£1,679,627	£1,726,959	£1,734,846	£1,924,017	£2,113,187

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone B - £950 psf
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No Units	15
Site Area	0.04 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	8%	£1,694,858	£1,088,301	£1,042,676	£1,035,034	£882,533	£670,032
60% LAR - 40% CIR	8%	£1,376,943	£814,645	£769,289	£761,692	£650,265	£388,837
60% LAR - 40% CIR	12%	£1,216,561	£676,417	£631,180	£623,604	£442,661	£261,717
60% LAR - 40% CIR	14%	£1,136,018	£606,954	£561,775	£554,209	£373,494	£192,780
60% LAR - 40% CIR	18%	£974,228	£467,339	£422,289	£414,723	£234,437	£54,154
60% LAR - 40% CIR	20%	£892,984	£397,189	£352,168	£344,628	£164,548	£-16,150
60% LAR - 40% CIR	24%	£729,802	£256,204	£211,279	£203,755	£24,054	£-165,013
60% LAR - 40% CIR	26%	£647,866	£185,372	£140,492	£132,974	£-49,103	£-239,837
60% LAR - 40% CIR	30%	£483,307	£43,033	£-1,792	£-9,529	£-199,879	£-390,295
60% LAR - 40% CIR	35%	£276,332	£-144,296	£-191,795	£-199,753	£-389,751	£-579,750
60% LAR - 40% CIR	50%	£-374,661	£-724,170	£-771,462	£-779,388	£-968,559	£-1,157,729

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£-1,368,979	£-2,373,537	£-2,619,162	£-2,626,893	£-2,809,304	£-2,961,805
60% LAR - 40% CIR	8%	£-2,284,695	£-2,847,192	£-3,062,946	£-3,063,145	£-3,081,673	£-3,263,000
60% LAR - 40% CIR	12%	£-2,445,276	£-2,985,421	£-3,030,857	£-3,038,233	£-3,219,177	£-3,400,120
60% LAR - 40% CIR	14%	£-2,525,820	£-3,054,383	£-3,100,062	£-3,107,629	£-3,288,344	£-3,469,058
60% LAR - 40% CIR	18%	£-2,987,610	£-3,194,498	£-3,239,589	£-3,247,118	£-3,427,401	£-3,607,684
60% LAR - 40% CIR	20%	£-2,788,453	£-3,264,648	£-3,309,669	£-3,317,210	£-3,497,290	£-3,677,368
60% LAR - 40% CIR	24%	£-2,932,035	£-3,405,533	£-3,450,558	£-3,458,083	£-3,637,784	£-3,826,850
60% LAR - 40% CIR	26%	£-3,013,972	£-3,476,485	£-3,521,346	£-3,528,894	£-3,710,941	£-3,901,675
60% LAR - 40% CIR	30%	£-3,178,530	£-3,618,604	£-3,663,690	£-3,671,193	£-3,881,717	£-4,052,102
60% LAR - 40% CIR	35%	£-3,385,506	£-3,806,134	£-3,853,633	£-3,861,590	£-4,051,588	£-4,241,567
60% LAR - 40% CIR	50%	£-4,036,456	£-4,398,008	£-4,433,300	£-4,441,225	£-4,830,399	£-4,910,566

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£-449,617	£-1,856,174	£-1,101,799	£-1,109,441	£-1,291,942	£-1,474,443
60% LAR - 40% CIR	8%	£-671,662	£-1,393,699	£-1,375,196	£-1,382,763	£-1,565,210	£-1,748,538
60% LAR - 40% CIR	12%	£-927,914	£-1,468,058	£-1,513,295	£-1,520,671	£-1,701,814	£-1,882,758
60% LAR - 40% CIR	14%	£-1,008,457	£-1,537,521	£-1,582,700	£-1,590,266	£-1,770,881	£-1,951,695
60% LAR - 40% CIR	18%	£-1,170,447	£-1,671,035	£-1,722,295	£-1,729,765	£-1,910,038	£-2,091,321
60% LAR - 40% CIR	20%	£-1,251,491	£-1,747,286	£-1,792,307	£-1,799,547	£-1,979,927	£-2,169,625
60% LAR - 40% CIR	24%	£-1,414,673	£-1,888,271	£-1,933,196	£-1,940,720	£-2,120,421	£-2,309,488
60% LAR - 40% CIR	26%	£-1,486,609	£-1,959,103	£-2,003,983	£-2,011,591	£-2,193,578	£-2,384,912
60% LAR - 40% CIR	30%	£-1,661,108	£-2,101,442	£-2,146,267	£-2,154,001	£-2,344,994	£-2,534,740
60% LAR - 40% CIR	35%	£-1,868,143	£-2,288,771	£-2,336,270	£-2,344,228	£-2,534,226	£-2,724,225
60% LAR - 40% CIR	50%	£-2,619,136	£-2,868,645	£-2,915,937	£-2,923,663	£-3,113,034	£-3,302,204

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£179,108	£427,349	£473,074	£489,716	£683,217	£845,718
60% LAR - 40% CIR	8%	£167,662	£1,393,699	£740,461	£744,096	£935,456	£1,119,013
60% LAR - 40% CIR	12%	£-290,189	£-839,333	£-884,570	£-892,148	£-1,073,089	£-1,254,033
60% LAR - 40% CIR	14%	£-379,732	£-908,796	£-953,975	£-961,541	£-1,142,256	£-1,322,670
60% LAR - 40% CIR	18%	£-551,522	£-1,043,411	£-1,089,461	£-1,100,030	£-1,281,313	£-1,461,595
60% LAR - 40% CIR	20%	£-622,766	£-1,118,561	£-1,163,582	£-1,171,122	£-1,351,202	£-1,531,900
60% LAR - 40% CIR	24%	£-785,943	£-1,259,546	£-1,304,471	£-1,311,995	£-1,491,696	£-1,680,763
60% LAR - 40% CIR	26%	£-867,864	£-1,330,378	£-1,375,266	£-1,382,716	£-1,564,683	£-1,755,567
60% LAR - 40% CIR	30%	£-1,032,443	£-1,472,717	£-1,517,542	£-1,525,076	£-1,715,629	£-1,906,015
60% LAR - 40% CIR	35%	£-1,239,418	£-1,660,046	£-1,707,545	£-1,715,503	£-1,905,501	£-2,095,500
60% LAR - 40% CIR	50%	£-1,690,411	£-2,239,926	£-2,287,212	£-2,295,158	£-2,484,309	£-2,673,479

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£922,321	£316,763	£270,135	£262,497	£176,996	£102,565
60% LAR - 40% CIR	8%	£694,405	£46,105	£-1,946	£-1,945	£-919,213	£-973,700
60% LAR - 40% CIR	12%	£444,024	£-296,121	£-1,411,357	£-1,418,933	£-329,877	£-510,820
60% LAR - 40% CIR	14%	£363,480	£-1,65,583	£-2,10,762	£-2,19,329	£-369,044	£-579,758
60% LAR - 40% CIR	18%	£201,690	£-3,60,768	£-3,90,798	£-3,90,816	£-638,101	£-818,384
60% LAR - 40% CIR	20%	£120,447	£-375,348	£-420,369	£-427,910	£-607,990	£-785,688
60% LAR - 40% CIR	24%	£-42,735	£-516,333	£-551,258	£-559,793	£-748,484	£-937,950
60% LAR - 40% CIR	26%	£-114,672	£-657,195	£-693,046	£-699,664	£-921,641	£-1,112,375
60% LAR - 40% CIR	30%	£-289,230	£-779,504	£-774,330	£-782,053	£-972,417	£-1,162,802
60% LAR - 40% CIR	35%	£-496,205	£-916,634	£-964,333	£-972,220	£-1,162,288	£-1,352,287
60% LAR - 40% CIR	50%	£-1,147,488	£-1,496,706	£-1,544,000	£-1,544,526	£-1,741,696	£-1,930,296

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone B - £1,000 psf
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No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,044,792	£1,432,640	£1,387,015	£1,379,372	£1,196,872	£1,014,371
60% LAR - 40% CIR	8%	£1,688,392	£1,131,437	£1,086,080	£1,078,463	£897,057	£715,626
60% LAR - 40% CIR	12%	£1,524,503	£979,434	£934,199	£926,622	£745,678	£564,735
60% LAR - 40% CIR	14%	£1,436,960	£903,086	£857,907	£850,340	£669,625	£488,910
60% LAR - 40% CIR	18%	£1,261,174	£748,697	£704,626	£697,077	£516,794	£335,512
60% LAR - 40% CIR	20%	£1,174,331	£672,660	£627,640	£620,059	£440,019	£259,939
60% LAR - 40% CIR	24%	£966,752	£517,901	£472,976	£465,452	£285,751	£106,050
60% LAR - 40% CIR	26%	£906,816	£440,183	£396,302	£387,785	£208,261	£28,737
60% LAR - 40% CIR	30%	£728,261	£294,071	£239,271	£231,768	£132,973	£-134,176
60% LAR - 40% CIR	35%	£503,789	£87,673	£42,965	£35,476	£-151,955	£-341,954
60% LAR - 40% CIR	50%	£-188,768	£-541,250	£-588,542	£-596,468	£-875,639	£-974,810

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£-1,817,045	£-2,229,188	£-2,274,323	£-2,282,465	£-2,484,965	£-2,647,466
60% LAR - 40% CIR	8%	£-1,962,956	£-2,580,490	£-2,627,367	£-2,635,354	£-2,784,781	£-2,948,208
60% LAR - 40% CIR	12%	£-2,137,334	£-2,885,403	£-2,927,639	£-2,935,216	£-3,016,159	£-3,097,103
60% LAR - 40% CIR	14%	£-2,224,877	£-2,758,752	£-2,803,931	£-2,811,498	£-2,992,212	£-3,172,927
60% LAR - 40% CIR	18%	£-2,400,664	£-2,612,140	£-2,657,212	£-2,664,780	£-3,145,043	£-3,265,326
60% LAR - 40% CIR	20%	£-2,488,807	£-2,465,178	£-2,504,188	£-2,511,728	£-3,224,818	£-3,401,899
60% LAR - 40% CIR	24%	£-2,666,085	£-3,143,336	£-3,188,861	£-3,196,386	£-3,376,087	£-3,555,787
60% LAR - 40% CIR	26%	£-2,755,021	£-3,221,854	£-3,266,536	£-3,274,053	£-3,453,577	£-3,833,100
60% LAR - 40% CIR	30%	£-2,933,676	£-3,317,367	£-3,422,986	£-3,430,070	£-3,609,265	£-3,796,013
60% LAR - 40% CIR	35%	£-3,158,048	£-3,574,165	£-3,618,873	£-3,626,362	£-3,813,792	£-4,003,761
60% LAR - 40% CIR	50%	£-3,850,606	£-4,203,057	£-4,280,380	£-4,288,905	£-4,447,475	£-4,636,647

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£-94,683	£-111,835	£-97,460	£-97,603	£-94,603	£-130,104
60% LAR - 40% CIR	8%	£-446,963	£-510,938	£-418,966	£-419,062	£-424,418	£-508,366
60% LAR - 40% CIR	12%	£-819,972	£-1,165,041	£-1,210,276	£-1,211,853	£-1,368,797	£-1,579,740
60% LAR - 40% CIR	14%	£-1,077,315	£-1,241,369	£-1,286,568	£-1,284,135	£-1,474,850	£-1,655,565
60% LAR - 40% CIR	18%	£-1,363,301	£-1,364,378	£-1,459,949	£-1,447,786	£-1,652,681	£-1,901,953
60% LAR - 40% CIR	20%	£-1,544,544	£-1,471,815	£-1,518,835	£-1,524,376	£-1,704,456	£-1,884,638
60% LAR - 40% CIR	24%	£-1,148,723	£-1,626,574	£-1,671,499	£-1,679,023	£-1,858,724	£-2,038,425
60% LAR - 40% CIR	26%	£-1,217,693	£-1,704,292	£-1,749,173	£-1,756,690	£-1,936,214	£-2,115,738
60% LAR - 40% CIR	30%	£-1,419,214	£-1,860,408	£-1,905,204	£-1,912,707	£-2,094,902	£-2,274,651
60% LAR - 40% CIR	35%	£-1,840,886	£-2,056,302	£-2,101,510	£-2,108,999	£-2,296,430	£-2,486,429
60% LAR - 40% CIR	50%	£-2,332,243	£-2,685,725	£-2,738,017	£-2,740,643	£-2,930,114	£-3,119,285

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£529,042	£-83,116	£-126,736	£-136,376	£-181,878	£-301,379
60% LAR - 40% CIR	8%	£-163,132	£-346,313	£-429,670	£-432,267	£-481,093	£-600,197
60% LAR - 40% CIR	12%	£-6,753	£-336,316	£-581,551	£-589,128	£-770,072	£-951,015
60% LAR - 40% CIR	14%	£-76,790	£-612,684	£-657,843	£-665,410	£-846,125	£-1,026,840
60% LAR - 40% CIR	18%	£-254,516	£-768,053	£-811,124	£-819,673	£-998,956	£-1,179,238
60% LAR - 40% CIR	20%	£-432,819	£-843,090	£-888,110	£-895,651	£-1,075,731	£-1,255,811
60% LAR - 40% CIR	24%	£-519,988	£-997,849	£-1,042,774	£-1,050,298	£-1,229,999	£-1,409,700
60% LAR - 40% CIR	26%	£-608,894	£-1,075,967	£-1,120,948	£-1,127,965	£-1,307,488	£-1,489,013
60% LAR - 40% CIR	30%	£-787,489	£-1,231,678	£-1,276,479	£-1,283,582	£-1,463,177	£-1,646,926
60% LAR - 40% CIR	35%	£-1,011,961	£-1,428,077	£-1,472,785	£-1,480,274	£-1,667,705	£-1,857,704
60% LAR - 40% CIR	50%	£-1,708,818	£-2,057,000	£-2,104,292	£-2,112,218	£-2,301,389	£-2,490,560

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,222,256	£666,102	£615,477	£608,833	£424,335	£231,838
60% LAR - 40% CIR	8%	£935,345	£368,900	£315,843	£305,946	£124,819	£-36,308
60% LAR - 40% CIR	12%	£751,966	£206,897	£161,661	£154,084	£-26,859	£-207,803
60% LAR - 40% CIR	14%	£664,423	£130,548	£85,369	£77,802	£-102,812	£-283,627
60% LAR - 40% CIR	18%	£468,636	£-24,842	£-84,912	£-87,846	£-255,743	£-438,026
60% LAR - 40% CIR	20%	£406,393	£-99,878	£-144,898	£-152,438	£-332,518	£-512,599
60% LAR - 40% CIR	24%	£223,215	£-224,636	£-299,591	£-307,088	£-489,787	£-666,487
60% LAR - 40% CIR	26%	£134,279	£-332,564	£-417,236	£-424,753	£-604,277	£-783,803
60% LAR - 40% CIR	30%	£-44,276	£-488,467	£-633,266	£-640,770	£-719,965	£-906,713
60% LAR - 40% CIR	35%	£-288,748	£-684,865	£-829,573	£-837,082	£-924,492	£-1,114,491
60% LAR - 40% CIR	50%	£-661,266	£-1,019,787	£-1,361,080	£-1,368,906	£-1,566,176	£-1,747,347

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone B - £1,050 psf
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No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,294,726	£1,776,978	£1,731,353	£1,723,711	£1,541,210	£1,358,710
60% LAR : 40% CIR	8%	£2,000,522	£1,448,228	£1,402,872	£1,395,275	£1,213,848	£1,032,420
60% LAR : 40% CIR	12%	£1,832,445	£1,282,453	£1,237,216	£1,229,640	£1,048,697	£867,753
60% LAR : 40% CIR	14%	£1,737,904	£1,199,217	£1,154,038	£1,146,471	£965,756	£785,041
60% LAR : 40% CIR	18%	£1,548,119	£1,032,055	£986,984	£979,435	£799,152	£618,668
60% LAR : 40% CIR	20%	£1,452,678	£948,130	£903,110	£895,570	£715,490	£535,409
60% LAR : 40% CIR	24%	£1,261,702	£779,598	£734,673	£727,149	£547,448	£367,748
60% LAR : 40% CIR	26%	£1,165,788	£694,963	£650,113	£642,595	£463,072	£283,548
60% LAR : 40% CIR	30%	£973,215	£525,107	£480,309	£472,805	£293,610	£114,415
60% LAR : 40% CIR	35%	£731,246	£311,493	£266,785	£259,295	£80,464	£-104,157
60% LAR : 40% CIR	50%	£-3,091	£-358,330	£-405,622	£-415,547	£-602,718	£-791,889

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,287,112	£1,884,860	£1,930,485	£1,938,126	£2,120,627	£2,303,127
60% LAR : 40% CIR	8%	£1,641,918	£2,013,609	£2,059,985	£2,067,562	£2,241,060	£2,424,417
60% LAR : 40% CIR	12%	£1,829,383	£2,179,395	£2,224,621	£2,232,197	£2,413,141	£2,596,084
60% LAR : 40% CIR	14%	£1,923,934	£2,462,621	£2,507,800	£2,515,366	£2,696,081	£2,876,796
60% LAR : 40% CIR	18%	£2,113,918	£2,629,763	£2,674,554	£2,682,102	£2,862,888	£3,042,969
60% LAR : 40% CIR	20%	£2,208,819	£2,713,907	£2,758,727	£2,766,268	£2,946,348	£3,126,428
60% LAR : 40% CIR	24%	£2,400,135	£2,882,239	£2,927,164	£2,934,689	£3,114,390	£3,294,089
60% LAR : 40% CIR	26%	£2,495,069	£2,966,944	£3,011,725	£3,019,243	£3,198,708	£3,378,290
60% LAR : 40% CIR	30%	£2,689,622	£3,146,131	£3,181,629	£3,189,052	£3,368,228	£3,547,423
60% LAR : 40% CIR	35%	£2,900,591	£3,350,345	£3,395,052	£3,402,542	£3,581,374	£3,765,965
60% LAR : 40% CIR	50%	£3,684,928	£4,020,187	£4,067,459	£4,075,385	£4,263,559	£4,453,727

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£250,251	£397,497	£413,132	£420,764	£603,285	£785,765
60% LAR : 40% CIR	8%	£1,641,918	£2,013,609	£2,059,985	£2,067,562	£2,241,060	£2,424,417
60% LAR : 40% CIR	12%	£1,829,383	£2,179,395	£2,224,621	£2,232,197	£2,413,141	£2,596,084
60% LAR : 40% CIR	14%	£1,923,934	£2,462,621	£2,507,800	£2,515,366	£2,696,081	£2,876,796
60% LAR : 40% CIR	18%	£2,113,918	£2,629,763	£2,674,554	£2,682,102	£2,862,888	£3,042,969
60% LAR : 40% CIR	20%	£2,208,819	£2,713,907	£2,758,727	£2,766,268	£2,946,348	£3,126,428
60% LAR : 40% CIR	24%	£2,400,135	£2,882,239	£2,927,164	£2,934,689	£3,114,390	£3,294,089
60% LAR : 40% CIR	26%	£2,495,069	£2,966,944	£3,011,725	£3,019,243	£3,198,708	£3,378,290
60% LAR : 40% CIR	30%	£2,689,622	£3,146,131	£3,181,629	£3,189,052	£3,368,228	£3,547,423
60% LAR : 40% CIR	35%	£2,900,591	£3,350,345	£3,395,052	£3,402,542	£3,581,374	£3,765,965
60% LAR : 40% CIR	50%	£3,684,928	£4,020,187	£4,067,459	£4,075,385	£4,263,559	£4,453,727

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£378,976	£261,228	£215,803	£207,961	£25,400	£-197,940
60% LAR : 40% CIR	8%	£265,072	£467,527	£411,908	£404,066	£601,902	£785,370
60% LAR : 40% CIR	12%	£316,695	£233,297	£278,534	£286,110	£467,053	£647,997
60% LAR : 40% CIR	14%	£222,154	£316,533	£301,712	£299,279	£549,994	£730,709
60% LAR : 40% CIR	18%	£32,369	£443,695	£432,786	£436,215	£716,598	£896,895
60% LAR : 40% CIR	20%	£62,872	£567,620	£612,640	£620,180	£800,260	£980,341
60% LAR : 40% CIR	24%	£254,043	£736,152	£781,077	£788,601	£968,302	£1,148,002
60% LAR : 40% CIR	26%	£349,982	£820,767	£865,691	£873,156	£1,063,078	£1,242,202
60% LAR : 40% CIR	30%	£1,171,203	£1,619,368	£1,664,168	£1,671,610	£1,822,140	£2,003,069
60% LAR : 40% CIR	35%	£784,504	£1,204,257	£1,248,965	£1,256,455	£1,435,286	£1,619,807
60% LAR : 40% CIR	50%	£1,518,841	£1,874,686	£1,921,372	£1,928,297	£2,118,468	£2,307,639

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,822,188	£1,044,440	£865,819	£861,074	£768,673	£686,175
60% LAR : 40% CIR	8%	£1,248,284	£675,691	£536,335	£522,736	£441,510	£369,683
60% LAR : 40% CIR	12%	£1,059,907	£509,915	£464,679	£457,103	£376,159	£305,216
60% LAR : 40% CIR	14%	£965,366	£426,679	£381,500	£373,934	£303,219	£212,504
60% LAR : 40% CIR	18%	£715,682	£295,517	£274,446	£274,896	£226,616	£163,889
60% LAR : 40% CIR	20%	£680,341	£175,593	£130,573	£123,032	£87,448	£27,128
60% LAR : 40% CIR	24%	£489,185	£7,061	£37,884	£45,389	£225,090	£404,789
60% LAR : 40% CIR	26%	£393,211	£27,944	£12,425	£12,943	£209,698	£448,960
60% LAR : 40% CIR	30%	£200,678	£-247,431	£-292,229	£-299,732	£-478,928	£-658,123
60% LAR : 40% CIR	35%	£41,291	£-481,045	£-505,752	£-513,242	£-682,074	£-876,895
60% LAR : 40% CIR	50%	£-676,628	£-1,130,867	£-1,178,189	£-1,186,965	£-1,376,296	£-1,564,427

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone B - £1,100 psf
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No Units	15
Site Area	0.04 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	8%	£2,744,660	£2,121,317	£2,075,692	£2,068,049	£1,885,549	£1,703,048
60% LAR - 40% CIR	12%	£2,342,761	£1,765,020	£1,719,663	£1,712,066	£1,530,639	£1,349,212
60% LAR - 40% CIR	14%	£2,038,847	£1,495,347	£1,450,169	£1,442,602	£1,261,888	£1,081,173
60% LAR - 40% CIR	18%	£1,855,985	£1,314,413	£1,269,341	£1,261,793	£1,091,510	£901,226
60% LAR - 40% CIR	20%	£1,734,626	£1,223,691	£1,178,581	£1,171,040	£990,969	£810,880
60% LAR - 40% CIR	24%	£1,527,651	£1,041,296	£996,371	£988,846	£809,146	£629,445
60% LAR - 40% CIR	26%	£1,424,720	£949,804	£904,923	£897,405	£717,882	£538,359
60% LAR - 40% CIR	30%	£1,218,169	£769,144	£723,346	£715,841	£534,946	£365,492
60% LAR - 40% CIR	35%	£958,704	£535,313	£490,605	£483,115	£304,284	£125,453
60% LAR - 40% CIR	50%	£171,923	£-175,409	£-222,702	£-230,627	£-419,798	£-608,969

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£97,177	£-1,340,521	£-1,586,146	£-1,593,788	£-1,778,288	£-1,958,789
60% LAR - 40% CIR	8%	£1,319,076	£1,986,817	£1,962,174	£1,949,711	£2,131,189	£2,312,625
60% LAR - 40% CIR	12%	£1,521,451	£2,076,367	£2,121,604	£2,129,180	£2,310,123	£2,491,067
60% LAR - 40% CIR	14%	£1,622,990	£2,166,490	£2,216,668	£2,219,235	£2,399,950	£2,580,665
60% LAR - 40% CIR	18%	£1,836,772	£2,347,425	£2,392,496	£2,400,043	£2,589,327	£2,769,611
60% LAR - 40% CIR	20%	£1,929,012	£2,438,237	£2,483,267	£2,490,787	£2,678,917	£2,859,368
60% LAR - 40% CIR	24%	£2,134,187	£2,620,341	£2,665,467	£2,672,992	£2,862,692	£3,042,362
60% LAR - 40% CIR	26%	£2,237,118	£2,712,034	£2,756,914	£2,764,432	£2,943,956	£3,123,479
60% LAR - 40% CIR	30%	£2,443,668	£2,905,603	£2,949,462	£2,947,096	£3,127,191	£3,306,355
60% LAR - 40% CIR	35%	£2,703,134	£3,126,524	£3,171,232	£3,178,722	£3,357,553	£3,536,365
60% LAR - 40% CIR	50%	£3,489,915	£3,837,247	£3,684,539	£3,692,464	£4,081,635	£4,270,806

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£60,185	£-23,158	£68,793	£76,428	£-258,928	£-441,427
60% LAR - 40% CIR	8%	£1,169,296	£2,044,665	£2,044,812	£2,044,499	£2,131,438	£2,218,376
60% LAR - 40% CIR	12%	£4,088	£-559,005	£-604,241	£-611,817	£-792,761	£-973,704
60% LAR - 40% CIR	14%	£-105,623	£-646,128	£-694,306	£-701,873	£-882,587	£-1,063,302
60% LAR - 40% CIR	18%	£-569,810	£-830,862	£-876,134	£-883,682	£-1,063,985	£-1,244,249
60% LAR - 40% CIR	20%	£-441,649	£-920,974	£-965,894	£-973,435	£-1,153,515	£-1,333,695
60% LAR - 40% CIR	24%	£-16,824	£-1,103,179	£-1,148,104	£-1,155,629	£-1,335,329	£-1,515,030
60% LAR - 40% CIR	26%	£-119,755	£-1,194,071	£-1,239,552	£-1,247,070	£-1,426,593	£-1,606,116
60% LAR - 40% CIR	30%	£-361,965	£-1,378,531	£-1,423,109	£-1,430,634	£-1,609,529	£-1,789,023
60% LAR - 40% CIR	35%	£-1,185,771	£-1,609,162	£-1,653,870	£-1,661,360	£-1,840,191	£-2,020,022
60% LAR - 40% CIR	50%	£-1,972,952	£-2,319,884	£-2,367,177	£-2,375,102	£-2,556,273	£-2,737,444

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,228,310	£605,567	£509,942	£502,299	£369,799	£187,298
60% LAR - 40% CIR	8%	£327,011	£249,270	£203,913	£196,316	£14,869	£-106,898
60% LAR - 40% CIR	12%	£624,637	£69,720	£-24,484	£-16,908	£-164,058	£-344,979
60% LAR - 40% CIR	14%	£523,097	£-29,403	£-69,591	£-73,149	£-253,862	£-434,577
60% LAR - 40% CIR	18%	£313,315	£-203,537	£-246,499	£-253,957	£-434,245	£-614,924
60% LAR - 40% CIR	20%	£217,076	£-292,149	£-337,169	£-344,710	£-524,790	£-704,870
60% LAR - 40% CIR	24%	£11,901	£-474,454	£-519,379	£-526,904	£-706,604	£-889,305
60% LAR - 40% CIR	26%	£-181,696	£-565,965	£-610,827	£-618,346	£-797,958	£-977,361
60% LAR - 40% CIR	30%	£-297,581	£-674,606	£-724,404	£-731,920	£-981,104	£-1,160,268
60% LAR - 40% CIR	35%	£-557,046	£-890,437	£-1,025,145	£-1,032,635	£-1,211,466	£-1,390,297
60% LAR - 40% CIR	50%	£-1,543,827	£-1,691,159	£-1,788,452	£-1,746,377	£-1,935,548	£-2,124,719

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,812,123	£1,346,779	£1,305,154	£1,295,512	£1,113,012	£980,511
60% LAR - 40% CIR	8%	£1,570,224	£956,463	£941,126	£939,529	£768,101	£576,676
60% LAR - 40% CIR	12%	£1,367,849	£812,933	£767,696	£760,120	£579,177	£398,233
60% LAR - 40% CIR	14%	£1,266,310	£722,810	£677,632	£670,065	£489,350	£308,635
60% LAR - 40% CIR	18%	£1,062,628	£541,875	£496,804	£489,256	£308,972	£128,688
60% LAR - 40% CIR	20%	£960,288	£451,063	£406,043	£398,503	£218,423	£38,342
60% LAR - 40% CIR	24%	£755,113	£269,759	£229,833	£216,308	£36,608	£-143,092
60% LAR - 40% CIR	26%	£652,182	£177,286	£132,386	£124,869	£54,606	£-244,179
60% LAR - 40% CIR	30%	£445,632	£-6,363	£-51,192	£-54,696	£-237,801	£-417,085
60% LAR - 40% CIR	35%	£186,166	£-237,224	£-281,932	£-289,422	£-468,253	£-647,085
60% LAR - 40% CIR	50%	£-690,619	£-547,547	£-695,239	£-693,164	£-1,192,335	£-1,361,956

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats	
No Units	15
Site Area	0.04 Ha

Value Area	Zone B - £1,150 psf
Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,094,594	£2,465,654	£2,420,029	£2,412,388	£2,229,887	£2,047,387
60% LAR : 40% CIR	8%	£2,684,701	£2,081,811	£2,036,464	£2,028,858	£1,841,431	£1,666,003
60% LAR : 40% CIR	12%	£2,448,330	£1,888,488	£1,843,252	£1,835,676	£1,654,732	£1,473,788
60% LAR : 40% CIR	14%	£2,339,791	£1,791,478	£1,746,301	£1,738,734	£1,558,019	£1,377,304
60% LAR : 40% CIR	18%	£2,122,011	£1,586,789	£1,551,889	£1,544,151	£1,363,987	£1,183,504
60% LAR : 40% CIR	20%	£2,012,772	£1,499,072	£1,454,082	£1,446,512	£1,266,431	£1,086,350
60% LAR : 40% CIR	24%	£1,793,601	£1,302,994	£1,268,069	£1,260,544	£1,070,843	£891,142
60% LAR : 40% CIR	26%	£1,683,670	£1,204,615	£1,159,733	£1,152,276	£972,692	£793,169
60% LAR : 40% CIR	30%	£1,463,123	£1,007,192	£982,392	£974,879	£778,594	£596,498
60% LAR : 40% CIR	35%	£1,186,161	£759,133	£714,426	£706,936	£528,104	£349,273
60% LAR : 40% CIR	50%	£348,690	£6,737	£-79,781	£-47,707	£-236,878	£-426,049

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£597,243	£-1,186,183	£-1,241,808	£-1,249,480	£-1,431,981	£-1,614,451
60% LAR : 40% CIR	8%	£967,137	£-1,980,026	£-1,665,383	£-1,632,979	£-1,814,487	£-1,998,838
60% LAR : 40% CIR	12%	£-1,213,508	£-1,773,350	£-1,818,586	£-1,826,161	£-2,007,106	£-2,188,049
60% LAR : 40% CIR	14%	£-1,322,047	£-1,870,359	£-1,915,537	£-1,923,104	£-2,103,819	£-2,284,534
60% LAR : 40% CIR	18%	£-1,539,836	£-2,065,968	£-2,110,138	£-2,117,687	£-2,297,971	£-2,478,254
60% LAR : 40% CIR	20%	£-1,649,058	£-2,162,785	£-2,207,788	£-2,215,308	£-2,398,407	£-2,574,487
60% LAR : 40% CIR	24%	£-1,868,237	£-2,358,844	£-2,403,769	£-2,411,294	£-2,590,994	£-2,770,695
60% LAR : 40% CIR	26%	£-1,978,167	£-2,457,233	£-2,502,104	£-2,509,621	£-2,689,145	£-2,868,689
60% LAR : 40% CIR	30%	£-2,198,714	£-2,654,666	£-2,699,465	£-2,706,969	£-2,888,194	£-3,065,349
60% LAR : 40% CIR	35%	£-2,475,677	£-2,902,704	£-2,947,412	£-2,954,902	£-3,133,733	£-3,312,664
60% LAR : 40% CIR	50%	£-3,314,948	£-3,655,100	£-3,701,619	£-3,709,544	£-3,898,715	£-4,087,886

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£950,119	£321,179	£275,554	£267,913	£85,412	£-97,088
60% LAR : 40% CIR	8%	£502,226	£-228,884	£-188,061	£-181,044	£-69,044	£-176,472
60% LAR : 40% CIR	12%	£303,855	£-255,957	£-301,223	£-308,799	£-488,743	£-670,687
60% LAR : 40% CIR	14%	£195,316	£-352,997	£-398,174	£-405,741	£-586,458	£-767,771
60% LAR : 40% CIR	18%	£-246,484	£-454,786	£-507,706	£-515,234	£-680,098	£-860,381
60% LAR : 40% CIR	20%	£-311,703	£-484,403	£-560,423	£-567,953	£-734,044	£-918,125
60% LAR : 40% CIR	24%	£-350,874	£-481,481	£-566,406	£-573,931	£-737,632	£-915,233
60% LAR : 40% CIR	26%	£-480,805	£-490,880	£-584,742	£-592,239	£-771,783	£-951,006
60% LAR : 40% CIR	30%	£-611,952	£-417,203	£-418,003	£-418,696	£-536,791	£-647,067
60% LAR : 40% CIR	35%	£-658,314	£-1,385,342	£-1,430,400	£-1,437,539	£-1,616,371	£-1,795,202
60% LAR : 40% CIR	50%	£-1,797,885	£-2,137,738	£-2,184,268	£-2,192,182	£-2,381,383	£-2,570,824

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,278,544	£949,004	£904,279	£896,638	£714,137	£531,837
60% LAR : 40% CIR	8%	£1,149,951	£566,061	£520,724	£513,106	£331,981	£160,293
60% LAR : 40% CIR	12%	£932,580	£372,738	£327,502	£319,926	£138,982	£-41,962
60% LAR : 40% CIR	14%	£824,041	£275,728	£230,551	£222,984	£42,269	£-138,446
60% LAR : 40% CIR	18%	£695,261	£81,019	£35,949	£28,401	£-115,885	£-316,165
60% LAR : 40% CIR	20%	£497,022	£-16,678	£-61,688	£-68,238	£-248,319	£-429,400
60% LAR : 40% CIR	24%	£277,851	£-127,758	£-227,681	£-235,206	£-444,907	£-624,608
60% LAR : 40% CIR	26%	£167,260	£-311,755	£-358,077	£-365,534	£-543,059	£-722,581
60% LAR : 40% CIR	30%	£-81,932	£-492,587	£-553,588	£-559,871	£-740,056	£-919,262
60% LAR : 40% CIR	35%	£-329,589	£-786,617	£-801,324	£-808,814	£-987,646	£-1,166,477
60% LAR : 40% CIR	50%	£-1,188,880	£-1,509,613	£-1,588,521	£-1,593,457	£-1,792,628	£-1,981,789

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,822,087	£1,883,117	£1,687,492	£1,638,880	£1,497,348	£1,276,969
60% LAR : 40% CIR	8%	£1,882,163	£1,399,274	£1,263,917	£1,255,321	£1,074,893	£883,466
60% LAR : 40% CIR	12%	£1,675,792	£1,115,950	£1,070,715	£1,063,139	£882,194	£701,251
60% LAR : 40% CIR	14%	£1,567,253	£1,018,941	£973,763	£966,196	£785,481	£604,786
60% LAR : 40% CIR	18%	£1,349,474	£824,232	£778,162	£771,613	£591,122	£411,046
60% LAR : 40% CIR	20%	£1,240,235	£726,535	£681,514	£673,974	£493,893	£313,813
60% LAR : 40% CIR	24%	£1,021,063	£530,456	£485,531	£478,006	£298,306	£118,605
60% LAR : 40% CIR	26%	£911,133	£432,077	£387,196	£379,679	£200,155	£20,617
60% LAR : 40% CIR	30%	£690,586	£234,644	£189,845	£182,341	£146	£-176,049
60% LAR : 40% CIR	35%	£413,623	£-13,404	£-58,112	£-65,602	£-244,433	£-423,264
60% LAR : 40% CIR	50%	£-626,889	£-765,966	£-812,319	£-820,244	£-1,008,415	£-1,188,586

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone B - £1,200 psf
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No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,441,340	£2,809,993	£2,764,368	£2,756,726	£2,574,226	£2,391,725
60% LAR : 40% CIR	8%	£2,986,264	£2,388,603	£2,353,246	£2,345,649	£2,164,222	£1,982,795
60% LAR : 40% CIR	12%	£2,756,271	£2,191,506	£2,146,270	£2,138,694	£1,957,750	£1,776,807
60% LAR : 40% CIR	14%	£2,640,733	£2,087,610	£2,042,431	£2,034,864	£1,854,150	£1,673,435
60% LAR : 40% CIR	18%	£2,408,957	£1,879,127	£1,834,057	£1,826,507	£1,645,225	£1,464,942
60% LAR : 40% CIR	20%	£2,292,720	£1,774,543	£1,729,523	£1,721,983	£1,541,902	£1,361,822
60% LAR : 40% CIR	24%	£2,059,551	£1,564,691	£1,519,766	£1,512,241	£1,332,540	£1,152,839
60% LAR : 40% CIR	26%	£1,942,622	£1,459,424	£1,414,544	£1,407,026	£1,227,503	£1,047,919
60% LAR : 40% CIR	30%	£1,708,076	£1,248,218	£1,203,420	£1,195,915	£1,016,721	£837,526
60% LAR : 40% CIR	35%	£1,413,816	£982,953	£938,245	£930,756	£751,925	£573,093
60% LAR : 40% CIR	50%	£521,857	£178,907	£134,393	£126,935	£53,957	£243,128

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,220,497	£891,844	£897,469	£905,112	£1,087,612	£1,270,113
60% LAR : 40% CIR	8%	£815,974	£1,383,254	£1,368,992	£1,316,196	£1,494,196	£1,678,043
60% LAR : 40% CIR	12%	£905,566	£1,470,531	£1,515,568	£1,523,144	£1,704,957	£1,888,031
60% LAR : 40% CIR	14%	£1,021,104	£1,574,228	£1,619,407	£1,626,974	£1,807,687	£1,988,402
60% LAR : 40% CIR	18%	£1,252,891	£1,782,710	£1,827,780	£1,835,330	£2,018,913	£2,199,696
60% LAR : 40% CIR	20%	£1,389,118	£1,887,295	£1,932,314	£1,939,865	£2,119,935	£2,300,016
60% LAR : 40% CIR	24%	£1,802,287	£2,097,147	£2,142,072	£2,149,597	£2,329,297	£2,508,998
60% LAR : 40% CIR	26%	£1,719,210	£2,202,413	£2,247,293	£2,254,811	£2,434,334	£2,613,859
60% LAR : 40% CIR	30%	£1,563,761	£2,413,603	£2,458,416	£2,465,922	£2,645,117	£2,824,312
60% LAR : 40% CIR	35%	£2,248,210	£2,678,695	£2,723,590	£2,731,082	£2,909,913	£3,088,745
60% LAR : 40% CIR	50%	£3,139,980	£3,492,930	£3,527,444	£3,534,903	£3,715,795	£3,904,966

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,296,865	£665,518	£619,893	£612,251	£429,751	£247,250
60% LAR : 40% CIR	8%	£941,799	£254,128	£208,771	£201,174	£119,147	£161,588
60% LAR : 40% CIR	12%	£611,796	£47,031	£1,795	£5,761	£186,725	£367,668
60% LAR : 40% CIR	14%	£496,258	£38,865	£102,044	£109,811	£290,325	£471,040
60% LAR : 40% CIR	18%	£294,482	£385,345	£314,018	£311,688	£468,250	£675,533
60% LAR : 40% CIR	20%	£148,245	£389,932	£414,552	£422,492	£602,573	£782,653
60% LAR : 40% CIR	24%	£84,024	£579,794	£624,709	£622,234	£811,935	£991,636
60% LAR : 40% CIR	26%	£291,853	£686,051	£729,931	£727,449	£916,972	£1,096,496
60% LAR : 40% CIR	30%	£438,309	£896,297	£941,056	£936,560	£1,127,764	£1,306,969
60% LAR : 40% CIR	35%	£730,857	£1,161,522	£1,206,230	£1,213,719	£1,392,550	£1,571,382
60% LAR : 40% CIR	50%	£1,622,418	£1,985,588	£2,010,082	£2,017,540	£2,198,432	£2,387,603

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,925,590	£1,294,243	£1,248,618	£1,240,976	£1,058,476	£875,375
60% LAR : 40% CIR	8%	£1,410,514	£862,853	£837,496	£829,899	£649,472	£487,045
60% LAR : 40% CIR	12%	£1,240,521	£675,756	£630,520	£622,944	£442,000	£261,057
60% LAR : 40% CIR	14%	£1,124,983	£571,860	£526,681	£519,114	£338,400	£157,685
60% LAR : 40% CIR	18%	£893,207	£383,377	£319,307	£319,757	£130,475	£80,808
60% LAR : 40% CIR	20%	£776,970	£258,793	£213,773	£206,233	£26,152	£153,928
60% LAR : 40% CIR	24%	£543,801	£48,941	£4,016	£3,509	£183,210	£382,911
60% LAR : 40% CIR	26%	£426,972	£96,296	£101,286	£108,724	£268,247	£467,771
60% LAR : 40% CIR	30%	£292,326	£267,532	£212,330	£219,835	£99,029	£576,224
60% LAR : 40% CIR	35%	£102,132	£332,797	£377,570	£384,894	£163,825	£942,657
60% LAR : 40% CIR	50%	£993,699	£1,336,843	£1,381,357	£1,388,815	£1,568,707	£1,758,878

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,688,803	£2,037,456	£1,991,831	£1,984,188	£1,801,888	£1,618,187
60% LAR : 40% CIR	8%	£2,413,726	£1,626,066	£1,600,708	£1,573,112	£1,391,684	£1,210,288
60% LAR : 40% CIR	12%	£1,983,734	£1,418,969	£1,373,732	£1,366,156	£1,185,213	£1,004,269
60% LAR : 40% CIR	14%	£1,868,196	£1,315,072	£1,269,893	£1,262,326	£1,081,613	£900,898
60% LAR : 40% CIR	18%	£1,638,410	£1,108,590	£1,061,520	£1,054,010	£874,697	£693,404
60% LAR : 40% CIR	20%	£1,520,182	£1,002,005	£956,986	£949,445	£769,365	£589,284
60% LAR : 40% CIR	24%	£1,287,013	£792,153	£747,228	£739,703	£560,003	£390,302
60% LAR : 40% CIR	26%	£1,170,084	£686,887	£642,007	£634,489	£454,966	£275,442
60% LAR : 40% CIR	30%	£935,539	£475,680	£430,882	£423,378	£244,183	£64,988
60% LAR : 40% CIR	35%	£641,081	£210,415	£165,707	£158,218	£20,613	£199,445
60% LAR : 40% CIR	50%	£266,680	£593,636	£638,144	£645,603	£826,456	£1,016,666

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone B - £1,250 psf
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No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,788,049	£3,154,332	£3,108,706	£3,101,065	£2,916,565	£2,736,064
60% LAR : 40% CIR	8%	£3,305,235	£2,715,394	£2,670,037	£2,662,441	£2,481,014	£2,299,586
60% LAR : 40% CIR	12%	£3,062,426	£2,494,524	£2,449,288	£2,441,711	£2,260,768	£2,079,624
60% LAR : 40% CIR	14%	£2,940,673	£2,383,741	£2,338,562	£2,330,995	£2,150,281	£1,969,566
60% LAR : 40% CIR	18%	£2,695,903	£2,161,485	£2,116,415	£2,108,865	£1,928,582	£1,748,299
60% LAR : 40% CIR	20%	£2,572,667	£2,050,013	£2,004,994	£1,997,453	£1,817,373	£1,637,292
60% LAR : 40% CIR	24%	£2,325,501	£1,828,388	£1,783,463	£1,775,938	£1,594,237	£1,414,536
60% LAR : 40% CIR	26%	£2,201,373	£1,714,235	£1,669,355	£1,661,837	£1,482,313	£1,302,790
60% LAR : 40% CIR	30%	£1,953,030	£1,489,255	£1,444,456	£1,436,922	£1,257,757	£1,078,963
60% LAR : 40% CIR	35%	£1,641,075	£1,206,773	£1,162,065	£1,154,576	£975,744	£796,913
60% LAR : 40% CIR	50%	£696,624	£351,076	£306,563	£299,104	£121,051	£-60,208

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£126,212	£597,525	£533,131	£560,773	£743,273	£925,774
60% LAR : 40% CIR	8%	£596,862	£346,443	£394,961	£595,286	£1,180,334	£1,663,251
60% LAR : 40% CIR	12%	£590,412	£1,167,314	£1,212,549	£1,220,126	£1,401,070	£1,585,013
60% LAR : 40% CIR	14%	£721,164	£1,278,097	£1,323,275	£1,330,842	£1,511,556	£1,692,271
60% LAR : 40% CIR	18%	£365,335	£1,590,352	£1,545,423	£1,552,172	£1,733,255	£1,913,538
60% LAR : 40% CIR	20%	£1,089,170	£1,611,624	£1,666,644	£1,644,364	£1,844,445	£2,024,545
60% LAR : 40% CIR	24%	£1,336,337	£1,835,450	£1,880,375	£1,887,950	£2,067,630	£2,247,301
60% LAR : 40% CIR	26%	£1,460,265	£1,947,602	£1,992,483	£2,000,091	£2,179,524	£2,359,047
60% LAR : 40% CIR	30%	£1,109,807	£2,172,545	£2,217,362	£2,224,985	£2,404,080	£2,583,274
60% LAR : 40% CIR	35%	£2,007,763	£2,455,065	£2,499,772	£2,507,281	£2,686,034	£2,864,925
60% LAR : 40% CIR	50%	£2,955,013	£3,310,761	£3,355,274	£3,362,734	£3,540,788	£3,722,046

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,643,574	£1,009,857	£964,231	£956,590	£774,090	£591,589
60% LAR : 40% CIR	8%	£1,160,760	£346,443	£325,562	£517,965	£536,526	£655,111
60% LAR : 40% CIR	12%	£917,951	£350,049	£304,813	£297,236	£116,293	£-84,851
60% LAR : 40% CIR	14%	£796,198	£239,266	£194,087	£186,520	£5,806	£-174,909
60% LAR : 40% CIR	18%	£511,428	£171,010	£128,280	£128,280	£-60,683	£-256,176
60% LAR : 40% CIR	20%	£428,192	£34,452	£-139,451	£-147,022	£-327,102	£-597,183
60% LAR : 40% CIR	24%	£181,026	£-18,087	£-363,012	£-370,537	£-550,238	£-729,939
60% LAR : 40% CIR	26%	£57,008	£-30,240	£-475,120	£-482,638	£-662,162	£-841,985
60% LAR : 40% CIR	30%	£-1,109,807	£-172,545	£-2,217,362	£-2,224,985	£-2,404,080	£-2,583,274
60% LAR : 40% CIR	35%	£-503,400	£-937,702	£-1,692,410	£-1,689,899	£-1,168,731	£-1,347,562
60% LAR : 40% CIR	50%	£-1,447,951	£-1,793,269	£-1,837,612	£-1,844,371	£-2,023,424	£-2,204,683

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,272,299	£1,638,582	£1,592,956	£1,585,315	£1,402,815	£1,220,314
60% LAR : 40% CIR	8%	£1,160,760	£370,919	£325,562	£517,965	£536,526	£655,111
60% LAR : 40% CIR	12%	£1,546,676	£978,774	£933,538	£925,961	£745,018	£564,074
60% LAR : 40% CIR	14%	£1,424,923	£867,991	£822,812	£815,245	£634,531	£453,816
60% LAR : 40% CIR	18%	£1,180,153	£445,735	£390,665	£393,115	£412,832	£232,540
60% LAR : 40% CIR	20%	£1,056,917	£534,263	£489,244	£481,703	£301,623	£121,542
60% LAR : 40% CIR	24%	£809,751	£310,638	£265,713	£258,188	£78,487	£-101,214
60% LAR : 40% CIR	26%	£685,823	£186,495	£153,605	£146,087	£-20,887	£-142,969
60% LAR : 40% CIR	30%	£437,280	£-45,456	£-171,234	£-170,758	£-257,953	£-437,187
60% LAR : 40% CIR	35%	£125,325	£-308,977	£-333,685	£-361,174	£-540,006	£-718,837
60% LAR : 40% CIR	50%	£-918,928	£-1,164,674	£-1,208,187	£-1,216,646	£-1,394,699	£-1,575,968

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,075,312	£2,387,795	£2,336,789	£2,328,537	£2,146,027	£1,965,526
60% LAR : 40% CIR	8%	£2,532,696	£1,942,857	£1,897,499	£1,889,604	£1,705,476	£1,527,049
60% LAR : 40% CIR	12%	£2,289,888	£1,721,966	£1,676,751	£1,669,174	£1,488,230	£1,307,287
60% LAR : 40% CIR	14%	£2,188,136	£1,611,203	£1,566,025	£1,558,458	£1,377,744	£1,197,029
60% LAR : 40% CIR	18%	£1,623,365	£1,368,948	£1,343,977	£1,336,229	£1,156,045	£975,762
60% LAR : 40% CIR	20%	£1,800,130	£1,277,476	£1,232,456	£1,224,916	£1,044,835	£864,755
60% LAR : 40% CIR	24%	£1,552,063	£1,053,850	£1,008,925	£1,001,400	£821,700	£641,999
60% LAR : 40% CIR	26%	£1,429,035	£941,698	£896,817	£889,299	£709,776	£530,253
60% LAR : 40% CIR	30%	£1,180,493	£716,718	£671,918	£664,415	£485,220	£306,026
60% LAR : 40% CIR	35%	£868,537	£434,235	£389,528	£382,039	£203,206	£24,375
60% LAR : 40% CIR	50%	£-78,718	£-921,461	£-968,974	£-976,434	£-861,466	£-932,746

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone B - £1,300 psf
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No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,134,757	£3,497,895	£3,452,955	£3,445,404	£3,262,903	£3,080,403
60% LAR : 40% CIR	8%	£3,624,208	£3,032,186	£2,986,809	£2,979,232	£2,797,866	£2,616,377
60% LAR : 40% CIR	12%	£3,367,520	£2,797,572	£2,752,306	£2,744,730	£2,563,786	£2,382,843
60% LAR : 40% CIR	14%	£3,238,843	£2,679,872	£2,634,693	£2,627,126	£2,446,412	£2,265,698
60% LAR : 40% CIR	18%	£2,860,770	£2,443,843	£2,388,772	£2,381,223	£2,200,940	£2,020,656
60% LAR : 40% CIR	20%	£2,851,402	£2,325,484	£2,280,464	£2,272,924	£2,092,843	£1,912,763
60% LAR : 40% CIR	24%	£2,691,451	£2,088,065	£2,043,160	£2,035,635	£1,855,934	£1,676,234
60% LAR : 40% CIR	26%	£2,460,524	£1,969,046	£1,924,165	£1,916,648	£1,737,124	£1,557,600
60% LAR : 40% CIR	30%	£2,107,884	£1,720,293	£1,685,493	£1,677,960	£1,498,795	£1,319,599
60% LAR : 40% CIR	35%	£1,868,532	£1,430,593	£1,385,885	£1,378,395	£1,199,564	£1,020,733
60% LAR : 40% CIR	50%	£871,791	£523,245	£478,732	£471,272	£293,220	£115,168

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£472,520	£183,943	£208,882	£218,434	£398,938	£581,435
60% LAR : 40% CIR	8%	£50,887	£629,851	£678,000	£686,686	£884,039	£1,045,460
60% LAR : 40% CIR	12%	£204,308	£664,296	£709,532	£717,106	£908,051	£1,078,995
60% LAR : 40% CIR	14%	£422,904	£681,965	£1,027,144	£1,034,711	£1,215,428	£1,396,140
60% LAR : 40% CIR	18%	£381,060	£1,217,595	£1,283,090	£1,270,614	£1,459,897	£1,631,181
60% LAR : 40% CIR	20%	£10,435	£1,308,334	£1,381,373	£1,368,914	£1,566,984	£1,749,076
60% LAR : 40% CIR	24%	£1,070,387	£1,573,753	£1,618,678	£1,626,202	£1,805,903	£1,985,603
60% LAR : 40% CIR	26%	£1,201,313	£1,892,791	£1,737,673	£1,745,190	£1,924,714	£2,104,237
60% LAR : 40% CIR	30%	£1,463,845	£1,611,845	£1,176,344	£1,183,846	£2,183,043	£2,362,238
60% LAR : 40% CIR	35%	£1,793,306	£2,231,244	£2,275,562	£2,283,442	£2,462,273	£2,641,104
60% LAR : 40% CIR	50%	£2,790,046	£3,138,592	£3,183,105	£3,190,565	£3,368,618	£3,546,870

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,990,282	£1,353,420	£1,308,480	£1,300,929	£1,118,428	£935,828
60% LAR : 40% CIR	8%	£1,470,753	£887,711	£842,354	£834,757	£653,335	£471,902
60% LAR : 40% CIR	12%	£1,223,054	£653,067	£607,831	£600,255	£419,311	£238,368
60% LAR : 40% CIR	14%	£1,094,368	£535,397	£490,218	£482,651	£301,937	£121,223
60% LAR : 40% CIR	18%	£536,363	£298,359	£258,748	£256,748	£156,465	£68,819
60% LAR : 40% CIR	20%	£706,827	£181,009	£135,889	£128,449	£51,632	£231,712
60% LAR : 40% CIR	24%	£446,976	£56,300	£101,315	£108,840	£28,541	£468,241
60% LAR : 40% CIR	26%	£316,049	£176,429	£220,310	£227,827	£407,351	£586,976
60% LAR : 40% CIR	30%	£1,463,845	£1,611,845	£1,176,344	£1,183,846	£2,183,043	£2,362,238
60% LAR : 40% CIR	35%	£2,793,943	£2,231,244	£2,275,562	£2,283,442	£2,462,273	£2,641,104
60% LAR : 40% CIR	50%	£1,272,884	£1,621,240	£1,685,743	£1,673,203	£1,851,258	£2,029,307

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,819,007	£1,982,145	£1,937,205	£1,929,654	£1,747,153	£1,564,853
60% LAR : 40% CIR	8%	£2,168,458	£1,516,436	£1,471,079	£1,463,482	£1,282,055	£1,100,827
60% LAR : 40% CIR	12%	£1,851,779	£1,281,792	£1,236,556	£1,228,980	£1,048,036	£867,093
60% LAR : 40% CIR	14%	£1,723,093	£1,164,122	£1,118,943	£1,111,376	£930,662	£749,948
60% LAR : 40% CIR	18%	£1,465,029	£929,093	£893,022	£875,473	£695,190	£514,509
60% LAR : 40% CIR	20%	£1,335,652	£809,734	£764,714	£757,174	£577,093	£397,013
60% LAR : 40% CIR	24%	£1,075,701	£572,335	£527,410	£519,885	£340,184	£160,484
60% LAR : 40% CIR	26%	£944,774	£453,296	£408,415	£400,898	£221,374	£11,850
60% LAR : 40% CIR	30%	£692,234	£214,543	£169,743	£162,240	£16,656	£186,151
60% LAR : 40% CIR	35%	£382,782	£85,157	£129,865	£137,355	£316,188	£485,017
60% LAR : 40% CIR	50%	£643,959	£992,506	£1,037,018	£1,044,478	£1,222,630	£1,400,882

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,362,220	£2,723,897	£2,680,718	£2,672,886	£2,496,385	£2,307,865
60% LAR : 40% CIR	8%	£2,851,670	£2,259,649	£2,214,291	£2,206,695	£2,025,257	£1,843,840
60% LAR : 40% CIR	12%	£2,594,992	£2,025,004	£1,979,768	£1,972,192	£1,791,249	£1,610,305
60% LAR : 40% CIR	14%	£2,466,306	£1,907,335	£1,862,156	£1,854,589	£1,673,874	£1,493,160
60% LAR : 40% CIR	18%	£2,098,240	£1,617,265	£1,578,234	£1,570,668	£1,436,403	£1,256,119
60% LAR : 40% CIR	20%	£2,078,865	£1,552,946	£1,507,927	£1,500,386	£1,320,306	£1,140,225
60% LAR : 40% CIR	24%	£1,818,913	£1,315,547	£1,270,622	£1,263,098	£1,083,397	£903,697
60% LAR : 40% CIR	26%	£1,687,987	£1,198,509	£1,153,627	£1,146,110	£964,585	£785,063
60% LAR : 40% CIR	30%	£1,425,447	£957,755	£912,956	£905,452	£726,257	£547,062
60% LAR : 40% CIR	35%	£1,095,994	£658,056	£613,348	£605,858	£427,027	£248,196
60% LAR : 40% CIR	50%	£99,254	£249,292	£283,806	£280,288	£476,816	£697,479

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats	
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Value Area	Zone B - £900 psf
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No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Stitch
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,076,150	£1,374,282	£1,322,409	£1,313,140	£1,105,646	£986,151
60% LAR : 40% CIR	8%	£1,716,599	£1,055,227	£1,013,658	£1,004,444	£768,169	£651,805
60% LAR : 40% CIR	12%	£1,535,203	£909,104	£857,674	£848,454	£642,759	£547,035
60% LAR : 40% CIR	14%	£1,444,105	£830,649	£779,282	£770,105	£564,641	£399,176
60% LAR : 40% CIR	16%	£1,281,109	£672,652	£621,708	£612,553	£407,578	£202,805
60% LAR : 40% CIR	20%	£1,169,215	£563,713	£542,527	£533,382	£326,638	£123,895
60% LAR : 40% CIR	24%	£984,636	£434,458	£383,381	£374,254	£169,843	£35,790
60% LAR : 40% CIR	26%	£851,854	£354,445	£303,417	£294,300	£90,190	£-119,036
60% LAR : 40% CIR	30%	£705,610	£193,651	£142,717	£133,615	£-23,204	£-296,409
60% LAR : 40% CIR	35%	£471,679	£-9,002	£-62,195	£-71,701	£-284,474	£-497,247
60% LAR : 40% CIR	50%	£-251,235	£-654,308	£-707,270	£-716,737	£-928,583	£-1,140,430

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,624,233	£2,338,101	£2,377,974	£2,387,243	£2,584,737	£2,802,232
60% LAR : 40% CIR	8%	£1,983,744	£2,635,156	£2,696,728	£2,696,940	£2,862,814	£3,116,488
60% LAR : 40% CIR	12%	£2,165,180	£2,791,479	£2,842,710	£2,851,899	£3,057,624	£3,263,348
60% LAR : 40% CIR	14%	£2,256,279	£2,869,734	£2,921,101	£2,930,278	£3,135,744	£3,341,207
60% LAR : 40% CIR	18%	£2,439,274	£3,027,741	£3,078,675	£3,087,851	£3,292,805	£3,497,778
60% LAR : 40% CIR	20%	£2,531,166	£3,106,676	£3,157,607	£3,167,001	£3,371,745	£3,576,660
60% LAR : 40% CIR	24%	£2,715,747	£3,265,925	£3,317,002	£3,326,129	£3,530,440	£3,736,173
60% LAR : 40% CIR	26%	£2,808,429	£3,345,939	£3,396,969	£3,406,083	£3,610,193	£3,819,422
60% LAR : 40% CIR	30%	£2,944,573	£3,438,732	£3,457,868	£3,466,168	£3,733,987	£3,985,792
60% LAR : 40% CIR	35%	£3,228,704	£3,709,385	£3,762,578	£3,772,085	£3,984,857	£4,197,630
60% LAR : 40% CIR	50%	£3,951,618	£4,354,691	£4,407,653	£4,417,120	£4,628,958	£4,840,813

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£90,899	£792,756	£844,640	£853,909	£1,081,403	£1,299,898
60% LAR : 40% CIR	8%	£369,448	£1,101,822	£1,153,291	£1,162,605	£1,368,679	£1,573,163
60% LAR : 40% CIR	12%	£631,843	£1,257,944	£1,309,375	£1,318,564	£1,524,289	£1,730,013
60% LAR : 40% CIR	14%	£722,944	£1,336,999	£1,387,768	£1,396,943	£1,602,408	£1,807,872
60% LAR : 40% CIR	16%	£805,638	£1,404,068	£1,445,540	£1,454,695	£1,766,870	£1,964,483
60% LAR : 40% CIR	20%	£997,834	£1,573,335	£1,624,522	£1,633,667	£1,838,410	£2,043,154
60% LAR : 40% CIR	24%	£1,162,412	£1,732,590	£1,783,668	£1,792,784	£1,997,105	£2,202,838
60% LAR : 40% CIR	26%	£1,275,094	£1,812,603	£1,863,631	£1,872,749	£2,076,858	£2,286,087
60% LAR : 40% CIR	30%	£1,444,573	£2,008,732	£2,074,332	£2,083,413	£2,340,292	£2,454,607
60% LAR : 40% CIR	35%	£1,695,369	£2,176,050	£2,220,244	£2,228,750	£2,451,522	£2,664,295
60% LAR : 40% CIR	50%	£2,418,264	£2,921,356	£2,974,318	£2,983,785	£3,096,631	£3,307,478

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£544,444	£197,423	£299,297	£216,598	£426,080	£633,555
60% LAR : 40% CIR	8%	£194,894	£469,979	£419,648	£347,262	£733,536	£939,810
60% LAR : 40% CIR	12%	£3,498	£622,801	£674,032	£583,221	£888,946	£1,094,670
60% LAR : 40% CIR	14%	£97,601	£701,056	£752,423	£701,690	£997,085	£1,172,529
60% LAR : 40% CIR	16%	£270,598	£866,153	£909,997	£819,163	£1,124,127	£1,329,100
60% LAR : 40% CIR	20%	£362,491	£937,992	£989,179	£938,323	£1,203,067	£1,407,811
60% LAR : 40% CIR	24%	£547,069	£1,097,247	£1,148,325	£1,157,451	£1,381,762	£1,587,495
60% LAR : 40% CIR	26%	£639,751	£1,177,590	£1,228,288	£1,237,406	£1,461,815	£1,667,744
60% LAR : 40% CIR	30%	£825,865	£1,338,054	£1,388,989	£1,398,090	£1,604,909	£1,818,114
60% LAR : 40% CIR	35%	£1,060,028	£1,540,707	£1,590,900	£1,603,407	£1,816,179	£2,028,952
60% LAR : 40% CIR	50%	£1,782,947	£2,186,013	£2,236,675	£2,248,442	£2,606,288	£2,872,135

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,296,460	£883,815	£947,788	£952,470	£324,976	£177,461
60% LAR : 40% CIR	8%	£338,930	£294,597	£232,988	£223,774	£71,469	£-163,174
60% LAR : 40% CIR	12%	£754,534	£128,435	£77,004	£67,814	£-137,910	£-343,635
60% LAR : 40% CIR	14%	£663,435	£40,980	£1,387	£-10,984	£-216,029	£-421,493
60% LAR : 40% CIR	16%	£490,440	£-107,117	£-168,961	£-168,117	£-313,091	£-574,064
60% LAR : 40% CIR	20%	£388,545	£-186,956	£-238,143	£-247,288	£-452,031	£-656,775
60% LAR : 40% CIR	24%	£263,966	£348,211	£397,289	£406,415	£810,728	£816,489
60% LAR : 40% CIR	26%	£111,295	£426,224	£477,862	£486,330	£930,479	£999,788
60% LAR : 40% CIR	30%	£74,890	£587,018	£637,963	£647,054	£853,873	£1,067,078
60% LAR : 40% CIR	35%	£308,960	£789,871	£842,965	£852,371	£1,085,143	£1,277,917
60% LAR : 40% CIR	50%	£1,093,666	£1,434,977	£1,487,939	£1,497,467	£1,769,256	£1,921,999

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone B - £950 psf
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No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,204,150	£1,795,438	£1,743,565	£1,734,296	£1,526,802	£1,319,307
60% LAR - 40% CIR	8%	£2,110,358	£1,452,690	£1,401,121	£1,391,008	£1,185,633	£979,386
60% LAR - 40% CIR	12%	£1,911,843	£1,279,722	£1,228,290	£1,219,102	£1,013,377	£807,653
60% LAR - 40% CIR	14%	£1,812,185	£1,192,843	£1,141,476	£1,132,299	£926,835	£721,370
60% LAR - 40% CIR	18%	£1,612,989	£1,018,299	£967,056	£957,800	£752,926	£547,853
60% LAR - 40% CIR	20%	£1,511,614	£930,637	£879,452	£870,306	£665,563	£460,820
60% LAR - 40% CIR	24%	£1,309,915	£754,537	£703,459	£694,333	£490,021	£285,709
60% LAR - 40% CIR	26%	£1,208,674	£666,100	£615,072	£605,956	£401,845	£197,735
60% LAR - 40% CIR	30%	£1,005,410	£489,460	£437,526	£428,425	£224,698	£91,951
60% LAR - 40% CIR	35%	£749,878	£264,981	£214,149	£205,068	£1,743	£-10,773
60% LAR - 40% CIR	50%	£-27,290	£-433,943	£-486,905	£-496,372	£-708,218	£-920,065

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,198,234	£1,304,345	£1,986,919	£1,986,088	£2,173,582	£2,381,077
60% LAR - 40% CIR	8%	£1,589,025	£2,247,093	£2,269,262	£2,388,475	£2,514,750	£2,711,025
60% LAR - 40% CIR	12%	£1,788,540	£2,420,961	£2,472,095	£2,451,281	£2,637,006	£2,802,730
60% LAR - 40% CIR	14%	£1,888,198	£2,507,540	£2,558,907	£2,548,084	£2,773,548	£2,970,013
60% LAR - 40% CIR	18%	£2,088,315	£2,682,084	£2,733,327	£2,742,483	£2,947,457	£3,152,430
60% LAR - 40% CIR	20%	£2,188,709	£2,769,146	£2,801,802	£2,830,077	£3,034,520	£3,239,564
60% LAR - 40% CIR	24%	£2,390,468	£2,945,846	£2,996,924	£3,006,050	£3,210,362	£3,414,674
60% LAR - 40% CIR	26%	£2,491,709	£3,034,283	£3,085,311	£3,094,427	£3,299,538	£3,502,648
60% LAR - 40% CIR	30%	£2,694,973	£3,211,923	£3,262,867	£3,271,198	£3,476,698	£3,679,432
60% LAR - 40% CIR	35%	£2,900,505	£3,436,402	£3,486,234	£3,455,317	£3,658,640	£3,911,156
60% LAR - 40% CIR	50%	£3,127,674	£4,134,328	£4,187,288	£4,196,765	£4,408,601	£4,620,448

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£337,101	£371,610	£423,484	£432,753	£640,297	£847,742
60% LAR - 40% CIR	8%	£263,881	£274,993	£278,982	£278,141	£381,415	£487,658
60% LAR - 40% CIR	12%	£255,206	£287,327	£298,758	£297,947	£415,137	£519,396
60% LAR - 40% CIR	14%	£254,864	£297,205	£312,572	£313,749	£420,214	£514,678
60% LAR - 40% CIR	18%	£254,860	£314,749	£319,980	£320,145	£414,122	£516,965
60% LAR - 40% CIR	20%	£255,434	£326,411	£327,597	£328,742	£415,455	£517,223
60% LAR - 40% CIR	24%	£287,133	£342,811	£346,589	£347,715	£417,028	£518,339
60% LAR - 40% CIR	26%	£288,375	£350,948	£351,976	£351,093	£417,203	£518,313
60% LAR - 40% CIR	30%	£2,694,973	£3,211,923	£3,262,867	£3,271,198	£3,476,698	£3,679,432
60% LAR - 40% CIR	35%	£2,141,170	£1,902,088	£1,952,899	£1,961,983	£2,165,306	£2,377,822
60% LAR - 40% CIR	50%	£2,194,330	£2,600,991	£2,653,953	£2,663,421	£2,875,267	£3,087,113

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£972,444	£263,733	£211,850	£202,590	£43,904	£-212,399
60% LAR - 40% CIR	8%	£79,653	£71,018	£71,986	£71,976	£36,072	£-62,347
60% LAR - 40% CIR	12%	£38,138	£251,983	£303,415	£312,604	£518,328	£724,053
60% LAR - 40% CIR	14%	£280,479	£338,892	£390,229	£399,406	£604,871	£810,335
60% LAR - 40% CIR	18%	£80,383	£513,495	£564,649	£573,805	£708,778	£953,352
60% LAR - 40% CIR	20%	£20,991	£601,058	£652,254	£661,399	£866,142	£1,070,886
60% LAR - 40% CIR	24%	£221,790	£777,168	£828,246	£837,372	£1,041,685	£1,245,996
60% LAR - 40% CIR	26%	£353,651	£886,295	£916,633	£925,750	£1,120,980	£1,333,870
60% LAR - 40% CIR	30%	£526,262	£1,043,246	£1,084,179	£1,103,280	£1,307,018	£1,510,754
60% LAR - 40% CIR	35%	£781,827	£1,266,725	£1,317,556	£1,326,639	£1,529,962	£1,742,479
60% LAR - 40% CIR	50%	£1,558,996	£1,965,648	£2,018,610	£2,028,077	£2,238,923	£2,451,770

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,253,880	£1,074,789	£982,895	£985,028	£746,132	£588,697
60% LAR - 40% CIR	8%	£1,328,680	£972,020	£820,455	£811,239	£404,964	£198,698
60% LAR - 40% CIR	12%	£1,131,173	£499,052	£447,621	£438,432	£232,708	£26,983
60% LAR - 40% CIR	14%	£1,031,515	£412,174	£360,807	£351,630	£146,165	£-20,299
60% LAR - 40% CIR	18%	£81,999	£513,495	£564,649	£573,805	£708,778	£953,352
60% LAR - 40% CIR	20%	£730,945	£149,968	£98,762	£80,636	£-115,108	£-310,850
60% LAR - 40% CIR	24%	£529,246	£28,132	£-77,210	£88,338	£-290,649	£-484,960
60% LAR - 40% CIR	26%	£428,004	£114,569	£-165,597	£-114,714	£-578,034	£-862,905
60% LAR - 40% CIR	30%	£224,741	£-292,210	£-343,143	£-362,244	£-655,982	£-959,718
60% LAR - 40% CIR	35%	£-30,791	£-515,689	£-568,520	£-579,604	£-778,927	£-991,443
60% LAR - 40% CIR	50%	£-697,969	£-1,214,613	£-1,267,574	£-1,277,542	£-1,488,998	£-1,700,755

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone B - £1,000 psf
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No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,932,148	£2,216,594	£2,164,720	£2,155,451	£1,947,956	£1,740,462
60% LAR - 40% CIR	8%	£2,634,118	£1,940,153	£1,788,584	£1,779,371	£1,573,096	£1,366,921
60% LAR - 40% CIR	12%	£2,288,483	£1,650,339	£1,589,908	£1,589,718	£1,383,994	£1,178,269
60% LAR - 40% CIR	14%	£2,180,264	£1,555,036	£1,503,670	£1,494,493	£1,289,029	£1,083,564
60% LAR - 40% CIR	18%	£1,863,028	£1,363,847	£1,372,404	£1,363,248	£1,098,274	£883,301
60% LAR - 40% CIR	20%	£1,854,014	£1,287,562	£1,216,377	£1,207,231	£1,002,487	£797,744
60% LAR - 40% CIR	24%	£1,635,195	£1,074,616	£1,023,537	£1,014,411	£810,099	£685,788
60% LAR - 40% CIR	26%	£1,525,383	£977,756	£926,728	£917,611	£713,500	£599,390
60% LAR - 40% CIR	30%	£1,305,010	£793,269	£732,335	£723,224	£519,497	£315,761
60% LAR - 40% CIR	35%	£1,028,078	£538,731	£487,901	£478,817	£275,494	£72,170
60% LAR - 40% CIR	50%	£187,750	£-213,578	£-266,540	£-276,007	£-487,854	£-699,700

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	-£788,235	-£1,483,789	-£1,536,863	-£1,544,932	-£1,752,427	-£1,959,921
60% LAR - 40% CIR	8%	-£1,196,268	-£1,889,299	-£1,911,789	-£1,921,612	-£2,127,287	-£2,333,862
60% LAR - 40% CIR	12%	-£1,411,901	-£2,050,045	-£2,101,475	-£2,110,688	-£2,316,389	-£2,522,114
60% LAR - 40% CIR	14%	-£1,520,119	-£2,145,347	-£2,196,713	-£2,205,890	-£2,411,354	-£2,618,819
60% LAR - 40% CIR	18%	-£1,717,350	-£2,336,736	-£2,397,880	-£2,397,138	-£2,605,109	-£2,807,082
60% LAR - 40% CIR	20%	-£1,848,170	-£2,437,601	-£2,484,008	-£2,493,157	-£2,697,586	-£2,902,549
60% LAR - 40% CIR	24%	-£2,065,188	-£2,625,767	-£2,676,846	-£2,685,972	-£2,890,284	-£3,094,585
60% LAR - 40% CIR	26%	-£2,174,990	-£2,722,627	-£2,773,895	-£2,782,772	-£2,989,883	-£3,190,693
60% LAR - 40% CIR	30%	-£2,395,373	-£2,917,114	-£2,968,048	-£2,977,150	-£3,190,888	-£3,384,622
60% LAR - 40% CIR	35%	-£2,672,305	-£3,161,652	-£3,212,483	-£3,221,566	-£3,424,889	-£3,628,213
60% LAR - 40% CIR	50%	-£3,512,633	-£3,913,951	-£3,966,923	-£3,976,380	-£4,188,237	-£4,400,083

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	-£765,100	-£49,545	-£2,928	-£11,597	-£219,092	-£426,586
60% LAR - 40% CIR	8%	-£1,196,268	-£1,889,299	-£1,911,789	-£1,921,612	-£2,127,287	-£2,333,862
60% LAR - 40% CIR	12%	-£1,214,434	-£1,916,710	-£1,948,140	-£1,957,330	-£2,163,055	-£2,369,779
60% LAR - 40% CIR	14%	-£1,313,215	-£1,912,012	-£1,943,378	-£1,952,555	-£2,197,020	-£2,383,484
60% LAR - 40% CIR	18%	-£1,548,860	-£2,042,462	-£2,085,485	-£2,094,685	-£2,348,719	-£2,537,748
60% LAR - 40% CIR	20%	-£1,633,055	-£2,099,486	-£2,148,672	-£2,157,817	-£2,404,551	-£2,592,505
60% LAR - 40% CIR	24%	-£3,851,854	-£1,092,433	-£1,143,511	-£1,152,638	-£1,356,949	-£1,561,260
60% LAR - 40% CIR	26%	-£3,841,656	-£1,189,292	-£1,240,320	-£1,249,438	-£1,453,548	-£1,657,658
60% LAR - 40% CIR	30%	-£3,862,039	-£1,283,179	-£1,334,213	-£1,343,331	-£1,547,561	-£1,751,286
60% LAR - 40% CIR	35%	-£1,138,970	-£1,628,317	-£1,679,148	-£1,688,231	-£1,891,554	-£2,094,878
60% LAR - 40% CIR	50%	-£1,979,299	-£2,389,627	-£2,433,588	-£2,443,098	-£2,654,903	-£2,866,749

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,420,243	£884,889	£633,015	£623,746	£416,251	£208,757
60% LAR - 40% CIR	8%	£972,412	£329,448	£294,878	£291,695	£141,894	£84,099
60% LAR - 40% CIR	12%	£756,777	£118,633	£87,203	£58,013	£-147,711	£-353,438
60% LAR - 40% CIR	14%	£548,559	£23,331	£-29,035	£-37,212	£-242,679	£-448,141
60% LAR - 40% CIR	18%	£431,323	£-188,895	£-219,392	£-229,457	£-433,431	£-636,404
60% LAR - 40% CIR	20%	£322,308	£-264,143	£-315,329	£-324,474	£-529,218	£-733,962
60% LAR - 40% CIR	24%	£163,490	£-487,090	£-608,168	£-617,294	£-721,608	£-925,917
60% LAR - 40% CIR	26%	£-63,812	£-553,849	£-694,977	£-704,096	£-808,203	£-1,022,315
60% LAR - 40% CIR	30%	£-228,895	£-748,436	£-878,970	£-888,472	£-1,012,208	£-1,215,944
60% LAR - 40% CIR	35%	£-503,627	£-992,974	£-1,043,805	£-1,052,888	£-1,256,211	£-1,459,535
60% LAR - 40% CIR	50%	£-1,543,996	£-1,745,283	£-1,798,245	£-1,807,712	£-2,018,559	£-2,231,405

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,151,719	£1,435,984	£1,384,051	£1,374,762	£1,167,287	£887,795
60% LAR - 40% CIR	8%	£1,723,448	£1,059,483	£1,007,914	£1,006,701	£792,427	£586,152
60% LAR - 40% CIR	12%	£1,507,813	£869,669	£818,238	£809,049	£603,324	£397,600
60% LAR - 40% CIR	14%	£1,399,594	£774,367	£723,001	£713,824	£508,359	£302,895
60% LAR - 40% CIR	18%	£1,162,359	£582,974	£531,734	£522,576	£317,604	£112,611
60% LAR - 40% CIR	20%	£1,073,344	£486,893	£435,707	£426,561	£221,818	£17,074
60% LAR - 40% CIR	24%	£854,625	£293,946	£242,868	£233,741	£29,430	£-174,881
60% LAR - 40% CIR	26%	£744,723	£197,087	£146,059	£136,941	£57,168	£-271,893
60% LAR - 40% CIR	30%	£524,340	£2,600	£-48,354	£-57,436	£-261,172	£-464,509
60% LAR - 40% CIR	35%	£247,408	£-241,938	£-292,799	£-301,852	£-505,178	£-708,499
60% LAR - 40% CIR	50%	£-692,899	£-994,246	£-1,047,209	£-1,046,677	£-1,268,524	£-1,486,370

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone B - £1,050 psf
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No Units	18
Site Area	0.04 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,360,148	£2,637,750	£2,585,876	£2,576,607	£2,369,112	£2,161,617
60% LAR : 40% CIR	8%	£2,897,977	£2,227,616	£2,176,048	£2,168,834	£1,990,559	£1,754,285
60% LAR : 40% CIR	12%	£2,665,122	£2,020,955	£1,969,525	£1,960,335	£1,754,611	£1,548,886
60% LAR : 40% CIR	14%	£2,548,343	£1,917,230	£1,865,884	£1,856,687	£1,651,223	£1,445,758
60% LAR : 40% CIR	18%	£2,313,987	£1,709,959	£1,657,751	£1,648,596	£1,443,622	£1,238,948
60% LAR : 40% CIR	20%	£2,198,413	£1,604,498	£1,553,301	£1,544,155	£1,339,412	£1,134,669
60% LAR : 40% CIR	24%	£1,960,474	£1,394,693	£1,343,616	£1,334,469	£1,130,178	£925,867
60% LAR : 40% CIR	26%	£1,842,113	£1,289,411	£1,238,383	£1,229,268	£1,025,155	£821,045
60% LAR : 40% CIR	30%	£1,604,610	£1,078,078	£1,027,144	£1,018,042	£814,306	£610,569
60% LAR : 40% CIR	35%	£1,306,277	£812,483	£761,652	£752,569	£549,245	£345,922
60% LAR : 40% CIR	50%	£401,750	£6,316	£-46,175	£-55,642	£-267,489	£-479,335

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£-340,235	£-1,262,654	£-1,114,307	£-1,123,776	£-1,331,271	£-1,538,766
60% LAR : 40% CIR	8%	£-602,586	£-1,472,107	£-1,364,385	£-1,373,854	£-1,730,354	£-1,948,099
60% LAR : 40% CIR	12%	£-1,035,261	£-1,679,426	£-1,730,899	£-1,740,048	£-2,185,773	£-2,401,497
60% LAR : 40% CIR	14%	£-1,152,040	£-1,783,153	£-1,834,519	£-1,843,696	£-2,409,180	£-2,624,252
60% LAR : 40% CIR	18%	£-1,386,398	£-1,991,389	£-2,042,632	£-2,051,788	£-2,736,762	£-2,961,735
60% LAR : 40% CIR	20%	£-1,603,970	£-2,166,897	£-2,147,062	£-2,156,208	£-2,960,911	£-3,186,976
60% LAR : 40% CIR	24%	£-1,739,909	£-2,305,690	£-2,356,767	£-2,365,894	£-2,670,205	£-2,774,518
60% LAR : 40% CIR	26%	£-1,858,270	£-2,410,972	£-2,483,000	£-2,471,117	£-2,675,238	£-2,870,338
60% LAR : 40% CIR	30%	£-2,095,773	£-2,622,935	£-2,673,340	£-2,662,941	£-2,698,077	£-3,009,814
60% LAR : 40% CIR	35%	£-2,394,106	£-2,887,501	£-2,938,731	£-2,947,814	£-3,151,138	£-3,354,461
60% LAR : 40% CIR	50%	£-3,298,633	£-3,694,057	£-3,746,558	£-3,738,025	£-3,967,872	£-4,179,718

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,193,100	£470,701	£418,828	£409,559	£202,064	£-5,431
60% LAR : 40% CIR	8%	£-360,599	£-99,599	£-9,999	£-9,999	£-208,584	£-412,354
60% LAR : 40% CIR	12%	£-698,074	£-146,093	£-197,524	£-206,713	£-412,438	£-618,162
60% LAR : 40% CIR	14%	£-881,295	£-249,818	£-301,184	£-310,381	£-515,828	£-721,290
60% LAR : 40% CIR	18%	£-1,146,950	£-458,864	£-508,287	£-518,458	£-725,427	£-926,400
60% LAR : 40% CIR	20%	£-1,309,365	£-552,562	£-613,748	£-622,833	£-827,836	£-1,032,980
60% LAR : 40% CIR	24%	£-1,606,874	£-772,355	£-823,433	£-832,559	£-1,036,870	£-1,241,182
60% LAR : 40% CIR	26%	£-1,824,596	£-977,637	£-928,665	£-937,793	£-1,141,893	£-1,346,003
60% LAR : 40% CIR	30%	£-2,095,773	£-1,188,905	£-1,190,905	£-1,190,905	£-1,242,743	£-1,456,478
60% LAR : 40% CIR	35%	£-2,394,106	£-1,354,368	£-1,405,396	£-1,414,480	£-1,617,804	£-1,821,127
60% LAR : 40% CIR	50%	£-3,198,598	£-2,180,732	£-2,213,223	£-2,222,691	£-2,434,938	£-2,846,384

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,828,443	£1,106,044	£1,054,171	£1,044,902	£837,407	£629,912
60% LAR : 40% CIR	8%	£1,360,722	£69,599	£-34,543	£-35,129	£428,854	£222,570
60% LAR : 40% CIR	12%	£1,133,417	£489,250	£437,819	£428,630	£222,905	£17,181
60% LAR : 40% CIR	14%	£1,016,638	£385,525	£334,159	£324,982	£119,518	£-95,947
60% LAR : 40% CIR	18%	£782,292	£172,289	£129,046	£116,890	£-88,988	£-253,957
60% LAR : 40% CIR	20%	£664,708	£72,781	£-21,595	£-22,450	£-192,203	£-397,037
60% LAR : 40% CIR	24%	£428,769	£-137,012	£-188,090	£-197,216	£-401,527	£-685,839
60% LAR : 40% CIR	26%	£310,467	£-242,294	£-283,322	£-292,449	£-508,522	£-770,960
60% LAR : 40% CIR	30%	£-62,439	£-453,527	£-504,592	£-513,653	£-617,359	£-824,136
60% LAR : 40% CIR	35%	£-225,428	£-719,223	£-770,053	£-779,136	£-882,461	£-1,185,784
60% LAR : 40% CIR	50%	£-1,129,995	£-1,526,388	£-1,573,880	£-1,587,348	£-1,798,199	£-2,011,040

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,979,979	£1,887,080	£1,805,207	£1,786,938	£1,388,443	£1,380,969
60% LAR : 40% CIR	8%	£2,117,208	£1,446,947	£1,385,378	£1,366,164	£1,179,850	£973,615
60% LAR : 40% CIR	12%	£1,884,453	£1,240,286	£1,188,855	£1,179,666	£973,941	£788,217
60% LAR : 40% CIR	14%	£1,767,673	£1,136,561	£1,085,195	£1,076,018	£870,553	£665,089
60% LAR : 40% CIR	18%	£1,533,918	£926,307	£877,062	£867,926	£662,952	£457,679
60% LAR : 40% CIR	20%	£1,415,744	£823,871	£772,631	£763,488	£558,743	£353,999
60% LAR : 40% CIR	24%	£1,179,985	£614,024	£562,946	£553,820	£349,599	£145,197
60% LAR : 40% CIR	26%	£1,061,443	£508,742	£457,714	£448,596	£244,465	£40,375
60% LAR : 40% CIR	30%	£823,940	£297,409	£246,474	£237,373	£33,636	£-170,100
60% LAR : 40% CIR	35%	£525,608	£31,813	£-19,017	£-28,101	£-223,425	£-434,748
60% LAR : 40% CIR	50%	£-678,919	£-774,355	£-826,844	£-836,912	£-1,048,199	£-1,260,056

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone B - £1,100 psf
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No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,787,403	£3,058,905	£3,007,052	£2,997,763	£2,790,268	£2,582,773
60% LAR - 40% CIR	8%	£3,281,637	£2,615,070	£2,563,311	£2,554,297	£2,348,022	£2,141,748
60% LAR - 40% CIR	12%	£3,041,762	£2,391,573	£2,340,141	£2,330,953	£2,125,227	£1,919,503
60% LAR - 40% CIR	14%	£2,916,423	£2,279,424	£2,228,058	£2,218,880	£2,013,416	£1,807,951
60% LAR - 40% CIR	18%	£2,664,947	£2,054,342	£2,003,089	£1,993,943	£1,788,969	£1,583,995
60% LAR - 40% CIR	20%	£2,538,613	£1,941,411	£1,890,226	£1,881,080	£1,676,336	£1,471,594
60% LAR - 40% CIR	24%	£2,285,754	£1,714,772	£1,663,694	£1,654,567	£1,450,256	£1,245,944
60% LAR - 40% CIR	26%	£2,158,833	£1,601,066	£1,550,038	£1,540,921	£1,336,810	£1,132,701
60% LAR - 40% CIR	30%	£1,904,209	£1,372,897	£1,321,953	£1,312,852	£1,103,115	£905,378
60% LAR - 40% CIR	35%	£1,584,477	£1,086,234	£1,035,404	£1,026,319	£822,996	£619,673
60% LAR - 40% CIR	50%	£615,750	£216,894	£166,285	£157,238	£47,124	£-258,970

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£87,020	£641,478	£693,351	£702,620	£910,118	£1,117,610
60% LAR - 40% CIR	0%	£488,746	£1,085,394	£1,366,872	£1,146,986	£1,582,381	£1,958,638
60% LAR - 40% CIR	12%	£358,621	£1,308,810	£1,300,242	£1,359,430	£1,675,156	£1,780,880
60% LAR - 40% CIR	14%	£783,960	£1,420,959	£1,472,325	£1,481,503	£1,886,967	£1,892,432
60% LAR - 40% CIR	18%	£1,035,436	£1,646,041	£1,697,284	£1,706,440	£1,911,414	£2,116,388
60% LAR - 40% CIR	20%	£1,101,971	£1,748,912	£1,741,167	£1,810,363	£2,024,047	£2,229,793
60% LAR - 40% CIR	24%	£1,414,620	£1,985,611	£2,036,689	£2,045,616	£2,250,127	£2,454,439
60% LAR - 40% CIR	26%	£1,541,351	£2,099,317	£2,190,345	£2,199,462	£2,363,573	£2,567,682
60% LAR - 40% CIR	30%	£1,198,175	£2,327,407	£2,378,460	£2,387,531	£2,491,288	£2,795,035
60% LAR - 40% CIR	35%	£2,115,006	£2,614,149	£2,664,380	£2,674,054	£2,877,387	£3,080,710
60% LAR - 40% CIR	50%	£3,084,634	£3,483,488	£3,634,008	£3,543,145	£3,747,508	£3,950,353

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£1,620,354	£891,857	£839,983	£830,714	£623,219	£415,724
60% LAR - 40% CIR	0%	£488,746	£1,085,394	£1,366,872	£1,146,986	£1,582,381	£1,958,638
60% LAR - 40% CIR	12%	£874,713	£224,525	£173,093	£163,904	£41,821	£-247,548
60% LAR - 40% CIR	14%	£749,375	£112,376	£61,010	£51,832	£-153,633	£-369,097
60% LAR - 40% CIR	18%	£497,989	£112,768	£-168,898	£-173,108	£-378,078	£-583,053
60% LAR - 40% CIR	20%	£371,764	£25,637	£-276,823	£-285,958	£-480,712	£-686,455
60% LAR - 40% CIR	24%	£118,705	£452,276	£-503,354	£-512,481	£-716,793	£-921,104
60% LAR - 40% CIR	26%	£38,216	£585,982	£-817,010	£-826,128	£-930,238	£-1,034,347
60% LAR - 40% CIR	30%	£-262,840	£784,167	£-1,046,096	£-1,054,196	£-1,057,934	£-1,261,670
60% LAR - 40% CIR	35%	£-582,572	£1,080,814	£-1,131,645	£-1,140,729	£-1,344,052	£-1,547,375
60% LAR - 40% CIR	50%	£-1,581,399	£1,950,154	£-2,000,793	£-2,009,819	£-2,214,173	£-2,420,019

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,255,097	£1,527,200	£1,476,327	£1,466,058	£1,268,563	£1,051,068
60% LAR - 40% CIR	0%	£1,244,980	£448,831	£398,462	£387,246	£180,974	£-35,361
60% LAR - 40% CIR	12%	£1,510,057	£859,868	£808,436	£799,248	£593,522	£387,798
60% LAR - 40% CIR	14%	£1,384,718	£747,719	£696,353	£687,175	£481,711	£276,246
60% LAR - 40% CIR	18%	£1,133,242	£322,637	£471,394	£462,238	£257,264	£52,259
60% LAR - 40% CIR	20%	£1,007,107	£409,706	£356,520	£349,375	£144,631	£-80,112
60% LAR - 40% CIR	24%	£754,048	£183,067	£131,989	£122,862	£-81,450	£-285,761
60% LAR - 40% CIR	26%	£627,127	£95,361	£18,333	£9,215	£-168,989	£-393,304
60% LAR - 40% CIR	30%	£372,603	£184,819	£-269,752	£-278,854	£-422,591	£-626,527
60% LAR - 40% CIR	35%	£52,772	£445,471	£-496,302	£-505,386	£-708,709	£-912,032
60% LAR - 40% CIR	50%	£-918,958	£1,314,811	£-1,368,420	£-1,374,467	£-1,578,830	£-1,780,676

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,096,733	£2,216,236	£2,226,392	£2,211,083	£2,009,388	£1,802,103
60% LAR - 40% CIR	0%	£2,610,884	£1,834,410	£1,782,841	£1,773,657	£1,567,353	£1,361,078
60% LAR - 40% CIR	12%	£2,261,092	£1,610,904	£1,559,472	£1,550,283	£1,344,558	£1,138,833
60% LAR - 40% CIR	14%	£2,135,754	£1,498,755	£1,447,389	£1,438,211	£1,232,746	£1,027,282
60% LAR - 40% CIR	18%	£1,884,278	£1,273,629	£1,222,429	£1,213,274	£1,008,320	£803,528
60% LAR - 40% CIR	20%	£1,758,143	£1,160,742	£1,109,556	£1,100,411	£895,667	£690,924
60% LAR - 40% CIR	24%	£1,505,084	£934,103	£883,025	£873,898	£669,686	£485,275
60% LAR - 40% CIR	26%	£1,378,163	£820,397	£769,369	£760,251	£556,141	£382,621
60% LAR - 40% CIR	30%	£1,123,530	£592,217	£541,284	£532,162	£328,445	£124,709
60% LAR - 40% CIR	35%	£803,807	£305,565	£254,734	£245,650	£42,327	£-160,996
60% LAR - 40% CIR	50%	£168,829	£963,715	£-674,384	£-682,631	£-887,794	£-1,098,640

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone B - £1,150 psf
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No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,211,532	£3,480,061	£3,428,188	£3,418,919	£3,211,424	£3,003,929
60% LAR : 40% CIR	8%	£3,683,948	£3,002,542	£2,950,974	£2,941,760	£2,735,486	£2,529,211
60% LAR : 40% CIR	12%	£3,418,402	£2,762,190	£2,710,758	£2,701,570	£2,495,845	£2,290,121
60% LAR : 40% CIR	14%	£3,284,502	£2,641,618	£2,590,252	£2,581,074	£2,375,610	£2,170,145
60% LAR : 40% CIR	18%	£3,015,906	£2,399,690	£2,348,447	£2,339,251	£2,134,317	£1,929,343
60% LAR : 40% CIR	20%	£2,881,212	£2,278,336	£2,227,150	£2,218,004	£2,013,261	£1,808,518
60% LAR : 40% CIR	24%	£2,611,033	£2,034,851	£1,983,772	£1,974,646	£1,770,334	£1,566,023
60% LAR : 40% CIR	26%	£2,475,351	£1,912,721	£1,861,693	£1,852,576	£1,648,466	£1,444,356
60% LAR : 40% CIR	30%	£2,203,899	£1,667,696	£1,616,762	£1,607,651	£1,403,924	£1,200,198
60% LAR : 40% CIR	35%	£1,862,677	£1,359,986	£1,309,154	£1,300,071	£1,096,748	£893,425
60% LAR : 40% CIR	50%	£829,749	£427,472	£376,863	£367,816	£165,378	£-38,605

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£511,148	£220,322	£272,198	£281,485	£488,960	£598,454
60% LAR : 40% CIR	8%	£16,837	£97,841	£74,989	£76,623	£366,688	£411,172
60% LAR : 40% CIR	12%	£281,982	£338,193	£689,025	£696,814	£1,204,538	£1,410,263
60% LAR : 40% CIR	14%	£415,881	£1,058,765	£1,110,131	£1,119,309	£1,324,773	£1,530,238
60% LAR : 40% CIR	18%	£384,477	£1,300,093	£1,351,936	£1,351,092	£1,598,088	£1,771,040
60% LAR : 40% CIR	20%	£319,171	£1,422,047	£1,473,233	£1,462,309	£1,669,122	£1,891,856
60% LAR : 40% CIR	24%	£1,089,350	£1,665,532	£1,716,611	£1,725,737	£1,930,049	£2,134,360
60% LAR : 40% CIR	26%	£1,224,932	£1,787,062	£1,838,090	£1,847,897	£2,051,917	£2,256,027
60% LAR : 40% CIR	30%	£1,499,575	£2,022,087	£2,083,621	£2,092,723	£2,296,498	£2,500,195
60% LAR : 40% CIR	35%	£1,837,706	£2,340,358	£2,391,229	£2,400,312	£2,603,635	£2,806,959
60% LAR : 40% CIR	50%	£2,070,634	£3,272,911	£3,323,520	£3,332,567	£3,535,005	£3,738,989

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,044,483	£1,313,013	£1,261,139	£1,251,870	£1,044,375	£836,680
60% LAR : 40% CIR	8%	£1,516,797	£835,484	£783,926	£774,712	£568,437	£362,162
60% LAR : 40% CIR	12%	£1,251,353	£595,141	£543,710	£534,521	£328,797	£123,072
60% LAR : 40% CIR	14%	£1,117,454	£474,570	£423,204	£414,026	£208,561	£3,097
60% LAR : 40% CIR	18%	£648,858	£232,562	£161,398	£172,243	£82,791	£-289,706
60% LAR : 40% CIR	20%	£714,164	£111,289	£60,101	£50,856	£-153,757	£-358,531
60% LAR : 40% CIR	24%	£443,985	£12,198	£-183,276	£-192,403	£-336,714	£-601,026
60% LAR : 40% CIR	26%	£368,503	£254,327	£308,356	£314,473	£181,582	£-722,962
60% LAR : 40% CIR	30%	£38,740	£496,362	£550,296	£556,398	£-676,124	£-966,061
60% LAR : 40% CIR	35%	£304,371	£807,063	£857,894	£868,978	£-1,070,331	£-1,273,624
60% LAR : 40% CIR	50%	£1,437,290	£1,739,676	£1,790,185	£1,798,232	£2,001,670	£2,205,654

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,679,626	£1,948,336	£1,896,482	£1,887,213	£1,679,718	£1,472,223
60% LAR : 40% CIR	8%	£2,152,140	£1,470,837	£1,419,269	£1,410,065	£1,203,760	£997,505
60% LAR : 40% CIR	12%	£1,886,696	£1,230,485	£1,179,053	£1,169,864	£964,140	£758,415
60% LAR : 40% CIR	14%	£1,752,797	£1,109,913	£1,058,547	£1,049,369	£843,905	£638,440
60% LAR : 40% CIR	18%	£1,484,201	£867,985	£816,741	£807,596	£602,612	£397,639
60% LAR : 40% CIR	20%	£1,349,507	£746,631	£695,444	£686,299	£481,556	£276,812
60% LAR : 40% CIR	24%	£1,079,328	£503,145	£452,067	£442,941	£238,629	£34,318
60% LAR : 40% CIR	26%	£943,846	£381,016	£329,988	£320,870	£116,761	£-287,348
60% LAR : 40% CIR	30%	£672,103	£136,991	£85,927	£75,865	£-121,753	£-331,517
60% LAR : 40% CIR	35%	£330,972	£-171,720	£-222,551	£-221,635	£-434,958	£-638,281
60% LAR : 40% CIR	50%	£701,958	£1,104,233	£1,154,842	£1,163,888	£1,366,327	£1,570,311

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,430,862	£2,698,392	£2,647,516	£2,638,249	£2,430,794	£2,223,269
60% LAR : 40% CIR	8%	£2,903,176	£2,221,875	£2,170,306	£2,161,091	£1,954,816	£1,748,541
60% LAR : 40% CIR	12%	£2,637,732	£1,981,520	£1,930,089	£1,920,900	£1,715,176	£1,509,451
60% LAR : 40% CIR	14%	£2,503,333	£1,860,949	£1,809,593	£1,800,405	£1,594,940	£1,389,476
60% LAR : 40% CIR	18%	£2,235,237	£1,619,620	£1,567,777	£1,558,622	£1,353,647	£1,148,673
60% LAR : 40% CIR	20%	£2,100,543	£1,497,667	£1,446,480	£1,437,335	£1,232,592	£1,027,848
60% LAR : 40% CIR	24%	£1,830,364	£1,254,181	£1,203,103	£1,193,976	£989,665	£785,354
60% LAR : 40% CIR	26%	£1,694,882	£1,132,052	£1,081,024	£1,071,996	£867,797	£663,686
60% LAR : 40% CIR	30%	£1,423,139	£887,027	£836,092	£826,991	£623,255	£419,518
60% LAR : 40% CIR	35%	£1,082,008	£579,316	£528,485	£519,401	£316,078	£112,755
60% LAR : 40% CIR	50%	£49,080	£563,197	£603,806	£612,863	£816,297	£919,475

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone B - £1,200 psf
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No Units	18
Site Area	0.04 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,835,660	£3,901,217	£3,849,343	£3,840,074	£3,832,579	£3,425,084
60% LAR : 40% CIR	8%	£4,074,044	£3,390,008	£3,338,437	£3,329,223	£3,122,948	£2,716,674
60% LAR : 40% CIR	12%	£3,791,641	£3,132,806	£3,081,376	£3,072,166	£2,866,462	£2,660,737
60% LAR : 40% CIR	14%	£3,650,044	£3,003,812	£2,952,445	£2,943,268	£2,737,804	£2,532,340
60% LAR : 40% CIR	18%	£3,398,063	£2,745,038	£2,683,794	£2,674,639	£2,479,685	£2,274,691
60% LAR : 40% CIR	20%	£3,223,612	£2,615,290	£2,554,075	£2,544,929	£2,350,185	£2,145,443
60% LAR : 40% CIR	24%	£2,936,314	£2,384,928	£2,303,851	£2,294,724	£2,090,413	£1,886,101
60% LAR : 40% CIR	26%	£2,792,271	£2,226,376	£2,173,348	£2,164,232	£1,960,121	£1,756,011
60% LAR : 40% CIR	30%	£2,603,495	£1,982,905	£1,911,571	£1,902,469	£1,698,733	£1,494,968
60% LAR : 40% CIR	35%	£2,140,877	£1,633,736	£1,582,905	£1,573,822	£1,370,499	£1,167,175
60% LAR : 40% CIR	50%	£1,043,749	£638,050	£587,441	£578,394	£375,956	£173,518

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£935,277	£200,834	£148,960	£139,691	£87,804	£275,290
60% LAR : 40% CIR	8%	£373,661	£310,877	£281,046	£271,789	£57,436	£73,009
60% LAR : 40% CIR	12%	£311,258	£257,577	£219,007	£209,750	£-83,921	£1,033,646
60% LAR : 40% CIR	14%	£260,340	£219,571	£177,938	£177,115	£-62,579	£1,168,044
60% LAR : 40% CIR	18%	£234,320	£195,346	£1,006,589	£1,015,744	£1,220,719	£1,425,093
60% LAR : 40% CIR	20%	£201,711	£1,085,123	£1,136,308	£1,143,464	£1,346,198	£1,554,960
60% LAR : 40% CIR	24%	£164,070	£1,345,455	£1,396,532	£1,405,659	£1,609,970	£1,814,282
60% LAR : 40% CIR	26%	£998,112	£1,476,007	£1,527,035	£1,535,192	£1,740,292	£1,944,372
60% LAR : 40% CIR	30%	£1,168,975	£1,377,878	£1,788,815	£1,797,914	£2,001,680	£2,205,387
60% LAR : 40% CIR	35%	£1,559,506	£2,066,647	£2,117,478	£2,126,561	£2,329,884	£2,533,208
60% LAR : 40% CIR	50%	£2,656,634	£3,082,333	£3,112,912	£3,121,989	£3,324,427	£3,528,855

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,468,612	£1,734,169	£1,682,295	£1,673,026	£1,465,531	£1,258,036
60% LAR : 40% CIR	8%	£1,968,955	£1,222,658	£1,171,389	£1,162,175	£365,905	£749,625
60% LAR : 40% CIR	12%	£1,624,592	£965,758	£914,327	£905,138	£299,413	£493,689
60% LAR : 40% CIR	14%	£1,482,995	£836,764	£785,397	£776,220	£370,756	£365,291
60% LAR : 40% CIR	18%	£1,199,016	£571,689	£526,746	£517,580	£312,616	£107,642
60% LAR : 40% CIR	20%	£1,056,563	£448,212	£391,026	£381,881	£183,137	£-151,006
60% LAR : 40% CIR	24%	£769,265	£187,800	£136,802	£127,676	£-76,635	£-280,948
60% LAR : 40% CIR	26%	£625,223	£57,328	£5,300	£-2,917	£208,927	£-411,037
60% LAR : 40% CIR	30%	£336,460	£294,643	£268,478	£274,579	£468,316	£-672,052
60% LAR : 40% CIR	35%	£26,172	£-333,312	£-584,143	£-593,226	£-796,549	£-999,873
60% LAR : 40% CIR	50%	£1,123,290	£1,628,998	£1,679,607	£1,688,684	£1,991,092	£1,993,830

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,103,955	£2,369,512	£2,377,638	£2,308,369	£2,100,874	£1,893,379
60% LAR : 40% CIR	8%	£2,442,338	£1,858,301	£1,806,792	£1,797,518	£1,591,243	£1,384,969
60% LAR : 40% CIR	12%	£2,259,935	£1,691,101	£1,549,671	£1,540,481	£1,334,757	£1,129,032
60% LAR : 40% CIR	14%	£2,118,338	£1,472,107	£1,420,740	£1,411,563	£1,206,099	£1,000,634
60% LAR : 40% CIR	18%	£1,834,358	£1,213,332	£1,162,089	£1,152,933	£947,959	£742,885
60% LAR : 40% CIR	20%	£1,691,906	£1,083,555	£1,032,370	£1,023,224	£818,480	£613,737
60% LAR : 40% CIR	24%	£1,404,608	£823,223	£772,145	£763,019	£558,708	£354,385
60% LAR : 40% CIR	26%	£1,260,568	£692,671	£641,643	£632,508	£428,416	£224,306
60% LAR : 40% CIR	30%	£971,703	£430,800	£379,865	£370,754	£167,025	£-26,208
60% LAR : 40% CIR	35%	£609,172	£102,031	£51,200	£42,117	£-161,206	£-364,530
60% LAR : 40% CIR	50%	£487,958	£893,655	£944,264	£953,911	£1,155,749	£1,368,187

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,850,991	£3,100,947	£3,068,674	£3,059,405	£2,857,910	£2,646,415
60% LAR : 40% CIR	8%	£3,283,374	£2,609,337	£2,587,788	£2,548,654	£2,342,219	£2,136,304
60% LAR : 40% CIR	12%	£3,010,971	£2,302,137	£2,300,706	£2,291,517	£2,085,792	£1,880,068
60% LAR : 40% CIR	14%	£2,869,374	£2,223,143	£2,171,776	£2,162,599	£1,957,134	£1,751,670
60% LAR : 40% CIR	18%	£2,585,394	£1,964,268	£1,913,125	£1,903,969	£1,698,995	£1,494,021
60% LAR : 40% CIR	20%	£2,442,942	£1,834,591	£1,783,405	£1,774,260	£1,569,516	£1,364,773
60% LAR : 40% CIR	24%	£2,155,644	£1,574,299	£1,523,181	£1,514,055	£1,309,744	£1,105,431
60% LAR : 40% CIR	26%	£2,011,602	£1,443,707	£1,392,679	£1,383,562	£1,179,452	£975,341
60% LAR : 40% CIR	30%	£1,722,739	£1,181,835	£1,130,901	£1,121,800	£918,063	£714,327
60% LAR : 40% CIR	35%	£1,360,207	£853,067	£802,236	£793,153	£589,830	£386,506
60% LAR : 40% CIR	50%	£263,080	£140,816	£193,228	£202,278	£464,718	£697,161

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone B - £1,250 psf
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No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,059,789	£4,320,263	£4,269,169	£4,260,039	£4,053,735	£3,846,240
60% LAR : 40% CIR	8%	£4,464,243	£3,717,469	£3,725,900	£3,716,686	£3,510,412	£3,304,138
60% LAR : 40% CIR	12%	£4,164,874	£3,503,423	£3,451,993	£3,442,803	£3,237,079	£3,031,354
60% LAR : 40% CIR	14%	£4,014,794	£3,366,006	£3,314,640	£3,305,462	£3,099,998	£2,894,534
60% LAR : 40% CIR	18%	£3,715,849	£3,060,385	£3,039,142	£3,029,986	£2,825,012	£2,620,038
60% LAR : 40% CIR	20%	£3,562,986	£2,852,186	£2,800,999	£2,891,853	£2,687,110	£2,482,367
60% LAR : 40% CIR	24%	£3,260,482	£2,675,007	£2,623,929	£2,614,802	£2,410,491	£2,206,179
60% LAR : 40% CIR	26%	£3,108,943	£2,536,032	£2,485,004	£2,475,887	£2,271,776	£2,067,606
60% LAR : 40% CIR	30%	£2,803,098	£2,297,314	£2,206,380	£2,197,279	£1,993,541	£1,789,809
60% LAR : 40% CIR	35%	£2,419,076	£1,907,487	£1,856,657	£1,847,574	£1,644,250	£1,440,927
60% LAR : 40% CIR	50%	£1,257,749	£848,628	£796,018	£788,972	£586,534	£384,096

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,359,406	£619,880	£568,786	£559,856	£353,352	£145,857
60% LAR : 40% CIR	0%	£763,860	£77,086	£25,517	£16,303	£188,873	£39,845
60% LAR : 40% CIR	12%	£464,491	£1,048,919	£238,911	£238,911	£463,305	£99,029
60% LAR : 40% CIR	14%	£314,411	£334,377	£385,744	£394,921	£600,388	£805,850
60% LAR : 40% CIR	18%	£13,465	£1,009,998	£691,241	£670,397	£975,371	£1,080,345
60% LAR : 40% CIR	20%	£1,077,987	£7,461,188	£7,461,188	£7,461,188	£1,013,923	£1,218,016
60% LAR : 40% CIR	24%	£439,902	£1,025,376	£1,076,454	£1,085,581	£1,289,892	£1,494,204
60% LAR : 40% CIR	26%	£591,540	£1,164,351	£1,215,379	£1,224,497	£1,429,697	£1,632,717
60% LAR : 40% CIR	30%	£897,915	£1,443,073	£1,444,003	£1,553,194	£1,708,842	£1,919,578
60% LAR : 40% CIR	35%	£1,281,307	£1,792,596	£1,843,726	£1,852,810	£2,058,134	£2,269,467
60% LAR : 40% CIR	50%	£2,442,634	£2,851,755	£2,902,365	£2,911,411	£3,113,849	£3,316,287

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,892,741	£2,153,214	£2,102,120	£2,092,991	£1,886,687	£1,679,192
60% LAR : 40% CIR	0%	£2,287,184	£1,610,421	£1,558,862	£1,548,638	£1,343,364	£1,137,089
60% LAR : 40% CIR	12%	£1,987,625	£1,336,375	£1,284,944	£1,275,755	£1,070,030	£864,306
60% LAR : 40% CIR	14%	£1,847,746	£1,198,958	£1,147,591	£1,138,414	£932,950	£727,485
60% LAR : 40% CIR	18%	£1,546,800	£923,337	£872,094	£862,928	£657,864	£452,990
60% LAR : 40% CIR	20%	£1,386,937	£785,157	£733,950	£724,805	£520,062	£315,318
60% LAR : 40% CIR	24%	£1,093,433	£507,959	£456,881	£447,754	£243,442	£39,131
60% LAR : 40% CIR	26%	£941,795	£368,984	£317,956	£308,838	£104,728	£99,362
60% LAR : 40% CIR	30%	£697,915	£90,265	£39,332	£30,230	£114,609	£67,243
60% LAR : 40% CIR	35%	£252,028	£259,591	£310,381	£319,475	£52,799	£76,122
60% LAR : 40% CIR	50%	£699,300	£1,318,420	£1,369,030	£1,378,077	£1,580,514	£1,782,952

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,528,084	£2,788,557	£2,737,463	£2,728,334	£2,522,030	£2,314,535
60% LAR : 40% CIR	0%	£2,287,184	£1,610,421	£1,558,862	£1,548,638	£1,343,364	£1,137,089
60% LAR : 40% CIR	12%	£2,633,169	£1,971,718	£1,920,287	£1,911,098	£1,705,373	£1,499,649
60% LAR : 40% CIR	14%	£2,483,089	£1,834,301	£1,782,934	£1,773,757	£1,568,293	£1,362,828
60% LAR : 40% CIR	18%	£2,182,143	£1,558,680	£1,507,437	£1,498,281	£1,293,307	£1,088,333
60% LAR : 40% CIR	20%	£2,031,281	£1,420,480	£1,369,294	£1,360,148	£1,155,405	£950,661
60% LAR : 40% CIR	24%	£1,728,776	£1,143,302	£1,092,224	£1,083,097	£878,786	£674,474
60% LAR : 40% CIR	26%	£1,571,138	£1,004,327	£953,299	£944,181	£740,071	£535,961
60% LAR : 40% CIR	30%	£1,271,903	£725,609	£676,675	£665,574	£461,836	£258,100
60% LAR : 40% CIR	35%	£887,371	£375,782	£324,952	£315,868	£112,544	£80,779
60% LAR : 40% CIR	50%	£273,958	£983,077	£933,687	£942,933	£945,177	£1,147,609

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,279,120	£3,589,960	£3,486,999	£3,479,319	£3,273,088	£3,065,514
60% LAR : 40% CIR	0%	£3,683,913	£2,996,800	£2,945,251	£2,935,017	£2,729,743	£2,523,468
60% LAR : 40% CIR	12%	£3,384,204	£2,722,754	£2,671,323	£2,662,134	£2,456,409	£2,250,685
60% LAR : 40% CIR	14%	£3,234,125	£2,585,337	£2,533,970	£2,524,793	£2,319,329	£2,113,864
60% LAR : 40% CIR	18%	£2,633,179	£2,009,716	£1,957,473	£1,948,317	£1,742,843	£1,537,369
60% LAR : 40% CIR	20%	£2,782,316	£2,171,516	£2,120,329	£2,111,184	£1,906,441	£1,701,697
60% LAR : 40% CIR	24%	£2,479,812	£1,894,338	£1,843,280	£1,834,133	£1,629,821	£1,425,510
60% LAR : 40% CIR	26%	£2,328,174	£1,755,363	£1,704,335	£1,695,217	£1,491,107	£1,286,996
60% LAR : 40% CIR	30%	£2,022,339	£1,476,644	£1,425,711	£1,416,609	£1,212,872	£1,009,136
60% LAR : 40% CIR	35%	£1,638,407	£1,126,818	£1,075,587	£1,066,504	£863,580	£660,257
60% LAR : 40% CIR	50%	£477,079	£67,969	£17,349	£8,302	£194,158	£696,873

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone B - £1,300 p/sf
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No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,483,918	£4,737,610	£4,686,515	£4,677,386	£4,475,009	£4,267,396
60% LAR : 40% CIR	8%	£4,854,441	£4,162,271	£4,111,477	£4,102,402	£3,897,976	£3,691,601
60% LAR : 40% CIR	12%	£4,538,107	£3,873,032	£3,822,373	£3,813,323	£3,607,696	£3,401,972
60% LAR : 40% CIR	14%	£4,379,545	£3,728,023	£3,676,834	£3,667,657	£3,462,192	£3,256,728
60% LAR : 40% CIR	18%	£4,061,635	£3,455,733	£3,384,480	£3,375,334	£3,170,360	£2,965,386
60% LAR : 40% CIR	20%	£3,902,989	£3,289,109	£3,237,924	£3,228,778	£3,024,034	£2,819,292
60% LAR : 40% CIR	24%	£3,582,820	£2,995,085	£2,944,007	£2,934,881	£2,730,569	£2,526,258
60% LAR : 40% CIR	26%	£3,422,988	£2,847,687	£2,796,659	£2,787,542	£2,583,431	£2,379,321
60% LAR : 40% CIR	30%	£3,101,686	£2,552,123	£2,501,159	£2,492,088	£2,288,351	£2,084,618
60% LAR : 40% CIR	35%	£2,697,276	£2,181,239	£2,130,408	£2,121,324	£1,918,001	£1,714,678
60% LAR : 40% CIR	50%	£1,471,748	£1,059,206	£1,008,596	£999,550	£797,112	£594,674

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,783,535	£1,037,227	£986,132	£977,003	£772,626	£567,013
60% LAR : 40% CIR	8%	£1,154,057	£461,868	£410,841	£402,076	£197,462	£87,782
60% LAR : 40% CIR	12%	£837,704	£172,649	£121,990	£112,940	£52,697	£28,411
60% LAR : 40% CIR	14%	£679,162	£27,640	£23,550	£22,727	£238,191	£443,656
60% LAR : 40% CIR	18%	£361,252	£284,850	£315,890	£295,049	£300,023	£734,367
60% LAR : 40% CIR	20%	£1,901,468	£411,274	£440,469	£471,656	£676,349	£881,091
60% LAR : 40% CIR	24%	£117,583	£785,298	£756,376	£765,502	£969,814	£1,174,125
60% LAR : 40% CIR	26%	£277,885	£852,696	£803,724	£812,842	£1,116,992	£1,321,062
60% LAR : 40% CIR	30%	£598,696	£1,148,963	£1,189,184	£1,208,296	£1,412,032	£1,615,768
60% LAR : 40% CIR	35%	£1,003,107	£1,519,144	£1,569,975	£1,579,059	£1,782,382	£1,985,705
60% LAR : 40% CIR	50%	£2,228,635	£2,641,177	£2,681,787	£2,700,653	£2,903,271	£3,105,709

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£3,316,870	£2,570,562	£2,519,467	£2,510,338	£2,305,961	£2,100,348
60% LAR : 40% CIR	8%	£2,687,392	£1,995,222	£1,944,429	£1,935,353	£1,730,827	£1,526,352
60% LAR : 40% CIR	12%	£2,371,058	£1,705,983	£1,655,325	£1,646,275	£1,440,648	£1,234,923
60% LAR : 40% CIR	14%	£2,212,496	£1,580,975	£1,509,785	£1,500,608	£1,295,144	£1,089,679
60% LAR : 40% CIR	18%	£1,894,567	£1,268,686	£1,217,441	£1,208,286	£1,003,312	£798,338
60% LAR : 40% CIR	20%	£1,132,941	£1,122,061	£1,070,875	£1,061,730	£866,986	£652,243
60% LAR : 40% CIR	24%	£1,415,771	£828,036	£776,959	£767,832	£563,521	£359,210
60% LAR : 40% CIR	26%	£1,255,649	£880,639	£829,611	£820,493	£616,383	£412,273
60% LAR : 40% CIR	30%	£394,639	£385,075	£334,140	£325,039	£121,303	£62,494
60% LAR : 40% CIR	35%	£530,227	£14,190	£36,440	£45,724	£249,047	£452,370
60% LAR : 40% CIR	50%	£695,300	£1,107,843	£1,188,452	£1,187,499	£1,389,937	£1,592,374

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£3,952,213	£3,205,905	£3,154,810	£3,145,681	£2,941,304	£2,735,691
60% LAR : 40% CIR	8%	£2,687,392	£1,995,222	£1,944,429	£1,935,353	£1,730,827	£1,526,352
60% LAR : 40% CIR	12%	£3,006,402	£2,341,326	£2,290,688	£2,281,618	£2,075,991	£1,870,266
60% LAR : 40% CIR	14%	£2,847,839	£2,196,318	£2,145,128	£2,136,051	£1,930,487	£1,725,022
60% LAR : 40% CIR	18%	£2,529,930	£1,904,028	£1,852,785	£1,843,629	£1,638,055	£1,433,891
60% LAR : 40% CIR	20%	£2,370,584	£1,757,404	£1,706,219	£1,697,073	£1,492,329	£1,287,586
60% LAR : 40% CIR	24%	£2,051,114	£1,463,379	£1,412,302	£1,403,176	£1,198,864	£994,553
60% LAR : 40% CIR	26%	£1,890,983	£1,315,882	£1,264,854	£1,255,636	£1,051,126	£847,616
60% LAR : 40% CIR	30%	£1,569,982	£1,020,418	£969,484	£960,362	£766,946	£552,009
60% LAR : 40% CIR	35%	£1,165,571	£649,534	£598,703	£589,619	£386,296	£182,973
60% LAR : 40% CIR	50%	£59,957	£472,498	£523,100	£532,158	£734,868	£937,031

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£4,733,349	£3,989,940	£3,905,915	£3,896,717	£3,692,340	£3,487,927
60% LAR : 40% CIR	8%	£4,073,771	£3,381,601	£3,303,808	£3,294,732	£3,117,206	£2,910,581
60% LAR : 40% CIR	12%	£3,757,437	£3,092,362	£3,041,704	£3,032,654	£2,827,027	£2,621,302
60% LAR : 40% CIR	14%	£3,598,975	£2,947,354	£2,896,164	£2,887,087	£2,681,523	£2,476,098
60% LAR : 40% CIR	18%	£3,280,969	£2,653,820	£2,602,630	£2,593,580	£2,388,691	£2,184,177
60% LAR : 40% CIR	20%	£3,121,619	£2,508,440	£2,457,254	£2,448,109	£2,243,365	£2,038,622
60% LAR : 40% CIR	24%	£2,802,150	£2,214,415	£2,163,338	£2,154,211	£1,949,900	£1,745,589
60% LAR : 40% CIR	26%	£2,642,028	£2,067,018	£2,015,940	£2,006,872	£1,802,762	£1,598,651
60% LAR : 40% CIR	30%	£2,321,018	£1,771,454	£1,720,519	£1,711,418	£1,507,682	£1,303,945
60% LAR : 40% CIR	35%	£1,916,606	£1,400,569	£1,349,739	£1,340,655	£1,137,332	£934,008
60% LAR : 40% CIR	50%	£691,079	£278,536	£227,926	£216,880	£16,442	£185,995

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone B - £900 psf
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No Units	20
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£2,005,011	£1,188,354	£1,130,856	£1,120,558	£889,771	£658,985
60% LAR - 40% CIR	8%	£1,659,036	£851,912	£794,574	£784,336	£564,982	£325,627
60% LAR - 40% CIR	12%	£1,409,134	£681,752	£624,576	£614,365	£385,660	£156,954
60% LAR - 40% CIR	14%	£1,308,735	£596,216	£539,117	£528,919	£300,522	£72,124
60% LAR - 40% CIR	18%	£1,107,016	£424,239	£367,285	£357,113	£129,297	£-102,631
60% LAR - 40% CIR	20%	£1,005,659	£337,801	£280,919	£270,753	£43,213	£-162,428
60% LAR - 40% CIR	24%	£802,156	£164,027	£107,272	£97,131	£-135,462	£-373,036
60% LAR - 40% CIR	26%	£699,931	£76,896	£20,001	£9,870	£-226,525	£-463,845
60% LAR - 40% CIR	30%	£494,385	£-102,970	£-162,191	£-172,774	£-409,620	£-646,465
60% LAR - 40% CIR	35%	£236,230	£-334,334	£-393,412	£-403,974	£-640,290	£-876,606
60% LAR - 40% CIR	50%	£-574,875	£-1,039,682	£-1,098,466	£-1,108,986	£-1,344,122	£-1,579,258

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£7,759,889	£9,576,346	£8,634,044	£8,644,342	£8,876,129	£8,105,915
60% LAR - 40% CIR	8%	£6,135,894	£8,912,098	£8,070,270	£8,069,564	£8,269,918	£7,469,273
60% LAR - 40% CIR	12%	£5,355,766	£9,085,148	£8,140,324	£8,150,535	£8,379,240	£7,507,946
60% LAR - 40% CIR	14%	£4,456,165	£9,168,684	£8,225,783	£8,235,981	£8,464,378	£7,692,776
60% LAR - 40% CIR	18%	£3,637,884	£9,340,661	£8,307,815	£8,307,737	£8,636,603	£7,867,531
60% LAR - 40% CIR	20%	£2,759,201	£9,427,099	£8,453,966	£8,454,147	£8,921,867	£8,067,328
60% LAR - 40% CIR	24%	£1,862,744	£9,600,873	£8,657,628	£8,667,769	£9,300,362	£8,137,938
60% LAR - 40% CIR	26%	£9,064,989	£9,889,204	£9,744,899	£9,755,639	£9,961,423	£9,128,745
60% LAR - 40% CIR	30%	£-2,133,315	£-9,881,473	£-9,997,091	£-9,997,674	£-10,174,523	£-10,311,365
60% LAR - 40% CIR	35%	£-5,528,670	£-10,099,234	£-10,158,312	£-10,168,874	£-10,405,190	£-10,641,506
60% LAR - 40% CIR	50%	£-10,559,775	£-10,801,582	£-10,863,369	£-10,873,886	£-11,109,022	£-11,344,158

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£3,713,589	£4,539,046	£4,587,744	£4,589,042	£4,828,829	£5,099,615
60% LAR - 40% CIR	8%	£3,135,894	£4,696,648	£4,644,026	£4,644,264	£4,863,618	£5,122,915
60% LAR - 40% CIR	12%	£4,309,466	£5,036,848	£5,094,024	£5,104,235	£5,332,940	£5,581,846
60% LAR - 40% CIR	14%	£4,429,865	£5,122,384	£5,179,483	£5,189,681	£5,418,078	£5,646,476
60% LAR - 40% CIR	18%	£4,611,584	£5,294,361	£5,351,316	£5,361,497	£5,688,305	£5,927,231
60% LAR - 40% CIR	20%	£4,712,001	£5,380,799	£5,437,885	£5,447,847	£5,875,387	£6,111,028
60% LAR - 40% CIR	24%	£4,916,444	£5,554,573	£5,611,328	£5,621,469	£5,854,062	£6,091,636
60% LAR - 40% CIR	26%	£5,016,689	£5,641,904	£5,698,599	£5,708,739	£5,945,125	£6,182,445
60% LAR - 40% CIR	30%	£-2,133,315	£-9,881,473	£-9,997,091	£-9,997,674	£-10,174,523	£-10,311,365
60% LAR - 40% CIR	35%	£-5,482,370	£-9,852,934	£-10,112,012	£-10,122,574	£-10,358,800	£-10,595,206
60% LAR - 40% CIR	50%	£-9,293,475	£-10,598,282	£-10,817,096	£-10,827,586	£-11,067,727	£-11,291,858

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£2,036,389	£2,853,446	£2,911,144	£2,921,442	£3,182,229	£3,383,015
60% LAR - 40% CIR	8%	£2,102,984	£3,096,648	£3,144,026	£3,144,264	£3,403,618	£3,615,915
60% LAR - 40% CIR	12%	£2,632,866	£3,360,248	£3,417,424	£3,427,635	£3,656,340	£3,885,046
60% LAR - 40% CIR	14%	£2,733,265	£3,445,784	£3,502,883	£3,513,081	£3,741,478	£3,999,976
60% LAR - 40% CIR	18%	£2,934,984	£3,617,761	£3,674,716	£3,684,957	£3,912,703	£4,144,631
60% LAR - 40% CIR	20%	£3,036,301	£3,704,199	£3,761,085	£3,771,247	£3,998,767	£4,234,428
60% LAR - 40% CIR	24%	£3,239,844	£3,877,973	£3,934,728	£3,944,869	£4,177,462	£4,415,038
60% LAR - 40% CIR	26%	£3,342,089	£3,965,304	£4,021,989	£4,032,130	£4,266,525	£4,585,845
60% LAR - 40% CIR	30%	£-2,133,315	£-9,881,473	£-9,997,091	£-9,997,674	£-10,174,523	£-10,311,365
60% LAR - 40% CIR	35%	£-5,805,770	£-4,376,334	£-4,435,412	£-4,445,974	£-4,682,230	£-4,918,606
60% LAR - 40% CIR	50%	£-8,816,875	£-9,081,892	£-9,140,466	£-9,150,986	£-9,386,122	£-9,621,258

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,156,389	£1,971,584	£2,029,282	£2,039,580	£2,299,367	£2,500,153
60% LAR - 40% CIR	8%	£1,051,094	£1,208,188	£1,265,526	£1,275,764	£1,505,118	£1,734,473
60% LAR - 40% CIR	12%	£1,050,969	£1,378,348	£1,435,524	£1,445,735	£1,674,440	£1,903,146
60% LAR - 40% CIR	14%	£1,051,395	£1,463,884	£1,520,983	£1,531,191	£1,760,578	£1,987,976
60% LAR - 40% CIR	18%	£1,051,094	£1,634,961	£1,686,819	£1,696,967	£1,930,903	£2,157,731
60% LAR - 40% CIR	20%	£1,051,491	£1,722,299	£1,778,185	£1,788,347	£2,016,887	£2,252,528
60% LAR - 40% CIR	24%	£1,227,994	£1,896,073	£1,950,828	£1,960,989	£2,195,662	£2,433,136
60% LAR - 40% CIR	26%	£1,340,169	£1,983,404	£2,040,099	£2,050,239	£2,336,635	£2,583,845
60% LAR - 40% CIR	30%	£-1,565,515	£-2,163,079	£-2,222,291	£-2,232,674	£-2,469,720	£-2,706,565
60% LAR - 40% CIR	35%	£-1,823,870	£-2,304,334	£-2,453,512	£-2,464,074	£-2,700,390	£-2,936,708
60% LAR - 40% CIR	50%	£-6,834,916	£-8,069,762	£-8,158,566	£-8,169,086	£-8,494,222	£-8,699,368

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 20 Flats

Value Area	Zone B - £950 psf
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No Units	20
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,480,566	£1,656,504	£1,598,807	£1,588,508	£1,357,722	£1,726,935
60% LAR - 40% CIR	8%	£2,045,516	£1,282,427	£1,225,089	£1,214,851	£985,496	£766,142
60% LAR - 40% CIR	12%	£1,827,622	£1,093,549	£1,036,373	£1,026,162	£797,456	£588,751
60% LAR - 40% CIR	14%	£1,717,712	£998,655	£941,555	£931,357	£702,959	£474,561
60% LAR - 40% CIR	18%	£1,498,971	£807,959	£751,006	£740,832	£513,017	£285,202
60% LAR - 40% CIR	20%	£1,386,143	£712,161	£665,276	£645,114	£417,574	£190,034
60% LAR - 40% CIR	24%	£1,163,577	£519,670	£462,914	£452,774	£225,751	£-1,291
60% LAR - 40% CIR	26%	£1,051,842	£422,980	£366,284	£356,154	£129,374	£-101,468
60% LAR - 40% CIR	30%	£927,473	£292,715	£172,133	£162,020	£-66,930	£-303,675
60% LAR - 40% CIR	35%	£545,341	£-16,093	£-75,107	£-85,669	£-321,986	£-558,301
60% LAR - 40% CIR	50%	£-326,046	£-794,833	£-853,617	£-864,136	£-1,099,273	£-1,334,408

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,284,334	£8,108,396	£8,186,093	£8,176,392	£9,407,178	£8,837,965
60% LAR - 40% CIR	0%	£7,719,684	£8,482,473	£8,560,811	£8,550,949	£9,771,644	£9,202,758
60% LAR - 40% CIR	12%	£7,497,278	£8,671,351	£8,728,527	£8,728,527	£9,867,444	£9,106,143
60% LAR - 40% CIR	14%	£8,047,188	£8,766,245	£8,823,345	£8,823,345	£9,961,041	£9,200,339
60% LAR - 40% CIR	18%	£8,267,929	£8,956,941	£9,013,894	£9,024,088	£9,251,883	£9,470,698
60% LAR - 40% CIR	20%	£8,378,737	£9,062,739	£9,101,624	£9,113,786	£9,341,526	£9,574,866
60% LAR - 40% CIR	24%	£8,601,323	£9,245,230	£9,301,986	£9,312,126	£9,530,149	£9,766,101
60% LAR - 40% CIR	26%	£8,713,958	£9,341,920	£9,398,616	£9,408,746	£9,633,526	£9,866,368
60% LAR - 40% CIR	30%	£8,937,427	£9,528,185	£9,582,367	£9,602,680	£9,831,734	£10,088,575
60% LAR - 40% CIR	35%	£9,219,550	£9,780,393	£9,840,007	£9,850,569	£10,086,686	£10,323,201
60% LAR - 40% CIR	50%	£-10,050,846	£-10,559,733	£-10,618,517	£-10,629,038	£-10,864,173	£-11,099,308

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,238,034	£4,062,096	£4,179,793	£4,170,092	£4,989,878	£4,981,665
60% LAR - 40% CIR	0%	£3,673,684	£4,486,473	£4,603,811	£4,593,949	£5,404,734	£5,396,521
60% LAR - 40% CIR	12%	£3,890,978	£4,625,051	£4,682,227	£4,682,438	£4,921,144	£4,914,849
60% LAR - 40% CIR	14%	£4,000,888	£4,719,945	£4,777,045	£4,787,243	£5,015,641	£5,244,039
60% LAR - 40% CIR	18%	£4,221,629	£4,910,641	£4,967,594	£4,977,792	£5,205,583	£5,433,368
60% LAR - 40% CIR	20%	£4,332,437	£5,006,439	£5,063,324	£5,073,486	£5,301,026	£5,526,566
60% LAR - 40% CIR	24%	£4,355,023	£5,189,930	£5,255,686	£5,265,826	£5,492,849	£5,719,891
60% LAR - 40% CIR	26%	£4,466,788	£5,285,620	£5,352,316	£5,362,446	£5,589,226	£5,820,968
60% LAR - 40% CIR	30%	£4,691,127	£5,469,885	£5,546,467	£5,556,587	£5,785,430	£6,022,275
60% LAR - 40% CIR	35%	£5,173,250	£5,734,893	£5,793,707	£5,804,269	£6,040,586	£6,276,901
60% LAR - 40% CIR	50%	£8,044,846	£8,513,433	£8,672,217	£8,682,738	£8,817,873	£7,953,008

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,361,434	£2,285,496	£2,443,193	£2,433,492	£2,884,278	£2,915,065
60% LAR - 40% CIR	0%	£1,995,034	£2,689,173	£2,846,811	£2,837,109	£3,287,895	£3,318,682
60% LAR - 40% CIR	12%	£2,214,378	£2,948,451	£3,005,627	£3,015,838	£3,244,544	£3,473,249
60% LAR - 40% CIR	14%	£2,324,288	£3,043,345	£3,100,445	£3,110,643	£3,339,041	£3,567,439
60% LAR - 40% CIR	18%	£2,545,029	£3,234,041	£3,290,984	£3,301,182	£3,533,983	£3,762,728
60% LAR - 40% CIR	20%	£2,655,937	£3,329,938	£3,386,724	£3,396,886	£3,624,426	£3,851,966
60% LAR - 40% CIR	24%	£2,878,423	£3,522,330	£3,579,088	£3,589,228	£3,818,249	£4,043,291
60% LAR - 40% CIR	26%	£2,990,158	£3,618,020	£3,675,716	£3,685,846	£3,916,628	£4,143,468
60% LAR - 40% CIR	30%	£3,214,527	£3,813,285	£3,869,867	£3,879,980	£4,108,820	£4,345,675
60% LAR - 40% CIR	35%	£3,438,859	£4,008,093	£4,117,107	£4,127,669	£4,363,986	£4,600,301
60% LAR - 40% CIR	50%	£4,388,046	£4,936,833	£4,995,617	£4,996,138	£5,141,273	£5,276,408

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£420,466	£889,896	£966,288	£971,356	£1,072,378	£983,165
60% LAR - 40% CIR	0%	£1,995,034	£777,673	£835,011	£845,245	£1,074,604	£1,303,958
60% LAR - 40% CIR	12%	£2,324,478	£968,551	£1,023,727	£1,033,938	£1,262,644	£1,491,349
60% LAR - 40% CIR	14%	£3,442,388	£1,061,445	£1,118,545	£1,128,743	£1,357,141	£1,586,539
60% LAR - 40% CIR	18%	£4,611,129	£1,252,141	£1,309,084	£1,319,282	£1,541,083	£1,774,938
60% LAR - 40% CIR	20%	£6,733,957	£1,347,939	£1,404,824	£1,414,986	£1,642,526	£1,870,066
60% LAR - 40% CIR	24%	£8,996,523	£1,540,430	£1,597,198	£1,607,328	£1,834,349	£2,061,591
60% LAR - 40% CIR	26%	£1,068,248	£1,637,120	£1,693,816	£1,703,946	£1,930,728	£2,161,868
60% LAR - 40% CIR	30%	£1,232,627	£1,831,385	£1,887,967	£1,898,090	£2,126,930	£2,363,775
60% LAR - 40% CIR	35%	£1,514,750	£2,078,193	£2,135,207	£2,145,789	£2,382,086	£2,618,401
60% LAR - 40% CIR	50%	£2,986,146	£2,854,893	£2,913,717	£2,924,236	£3,166,973	£3,394,598

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 20 Flats

Value Area	Zone B - £1,000 psf
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No Units	20
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,956,120	£2,124,455	£2,066,758	£2,056,459	£1,825,672	£1,594,886
60% LAR - 40% CIR	8%	£2,484,027	£1,712,942	£1,655,604	£1,645,366	£1,416,011	£1,186,596
60% LAR - 40% CIR	12%	£2,246,111	£1,505,346	£1,448,170	£1,437,959	£1,209,253	£980,548
60% LAR - 40% CIR	14%	£2,126,690	£1,401,092	£1,343,992	£1,333,794	£1,105,397	£879,999
60% LAR - 40% CIR	18%	£1,896,526	£1,191,078	£1,134,725	£1,124,551	£896,737	£689,922
60% LAR - 40% CIR	20%	£1,766,597	£1,086,522	£1,029,936	£1,019,475	£791,934	£564,395
60% LAR - 40% CIR	24%	£1,524,999	£875,313	£818,557	£808,416	£581,394	£354,372
60% LAR - 40% CIR	26%	£1,463,753	£769,264	£712,568	£702,437	£475,657	£246,878
60% LAR - 40% CIR	30%	£1,193,992	£595,280	£498,939	£488,595	£293,299	£89,832
60% LAR - 40% CIR	35%	£854,452	£288,406	£231,952	£221,858	-£4,023	-£239,996
60% LAR - 40% CIR	50%	-£77,218	-£549,982	-£606,767	-£619,287	-£854,422	-£1,089,558

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	-£3,808,780	-£7,840,545	-£7,698,142	-£7,708,441	-£7,939,228	-£8,170,014
60% LAR - 40% CIR	8%	-£7,280,673	-£6,061,956	-£6,199,296	-£6,113,594	-£6,346,989	-£6,578,234
60% LAR - 40% CIR	12%	-£7,118,789	-£4,266,554	-£4,318,730	-£4,255,941	-£4,555,647	-£4,784,352
60% LAR - 40% CIR	14%	-£7,238,210	-£3,363,808	-£3,420,908	-£3,431,106	-£3,659,503	-£3,887,901
60% LAR - 40% CIR	18%	-£7,377,974	-£2,573,222	-£2,630,175	-£2,640,349	-£2,868,163	-£3,095,978
60% LAR - 40% CIR	20%	-£7,668,113	-£1,619,319	-£1,676,364	-£1,743,426	-£1,972,946	-£2,201,505
60% LAR - 40% CIR	24%	-£8,239,901	-£889,587	-£946,343	-£956,484	-£1,183,506	-£1,410,528
60% LAR - 40% CIR	26%	-£8,361,147	-£895,636	-£952,332	-£962,463	-£1,189,243	-£1,416,622
60% LAR - 40% CIR	30%	-£3,694,638	-£2,268,620	-£2,365,302	-£2,373,315	-£2,601,641	-£2,829,868
60% LAR - 40% CIR	35%	-£8,910,448	-£9,476,494	-£9,532,948	-£9,543,042	-£9,768,923	-£10,004,896
60% LAR - 40% CIR	50%	-£9,842,116	-£10,314,882	-£10,373,667	-£10,384,187	-£10,619,322	-£10,854,458

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	-£2,762,480	-£3,894,145	-£3,651,842	-£3,662,141	-£3,899,928	-£4,132,714
60% LAR - 40% CIR	8%	-£3,554,673	-£2,065,986	-£2,062,986	-£2,073,294	-£2,310,589	-£2,547,884
60% LAR - 40% CIR	12%	-£3,472,489	-£2,113,254	-£2,270,430	-£2,280,641	-£2,509,347	-£2,738,052
60% LAR - 40% CIR	14%	-£3,391,910	-£2,317,508	-£2,374,808	-£2,384,808	-£2,613,203	-£2,841,601
60% LAR - 40% CIR	18%	-£3,631,674	-£1,566,922	-£1,563,915	-£1,574,089	-£1,801,683	-£2,029,278
60% LAR - 40% CIR	20%	-£3,692,013	-£4,632,078	-£4,688,964	-£4,699,125	-£4,926,696	-£5,154,267
60% LAR - 40% CIR	24%	-£4,193,601	-£4,843,287	-£4,900,043	-£4,910,184	-£5,137,206	-£5,364,228
60% LAR - 40% CIR	26%	-£4,314,947	-£4,849,336	-£4,906,032	-£4,916,163	-£5,142,943	-£5,369,722
60% LAR - 40% CIR	30%	-£4,659,238	-£3,268,620	-£3,265,302	-£3,273,315	-£3,501,641	-£3,729,868
60% LAR - 40% CIR	35%	-£4,364,148	-£3,430,184	-£3,486,648	-£3,496,742	-£3,722,623	-£3,950,596
60% LAR - 40% CIR	50%	-£5,795,818	-£6,288,582	-£6,327,367	-£6,337,887	-£6,573,022	-£6,808,158

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	-£1,085,980	-£1,917,545	-£1,975,242	-£1,985,541	-£2,216,328	-£2,447,114
60% LAR - 40% CIR	8%	-£1,557,973	-£2,409,686	-£2,466,986	-£2,477,284	-£2,708,069	-£2,938,854
60% LAR - 40% CIR	12%	-£1,795,889	-£2,536,554	-£2,593,830	-£2,604,041	-£2,834,747	-£3,061,452
60% LAR - 40% CIR	14%	-£1,915,310	-£2,840,908	-£2,898,008	-£2,908,208	-£3,138,603	-£3,365,301
60% LAR - 40% CIR	18%	-£2,155,074	-£2,860,322	-£2,917,315	-£2,927,489	-£3,155,293	-£3,382,978
60% LAR - 40% CIR	20%	-£2,275,413	-£2,955,478	-£3,012,364	-£3,022,525	-£3,250,066	-£3,477,605
60% LAR - 40% CIR	24%	-£2,317,901	-£3,169,887	-£3,223,443	-£3,233,594	-£3,460,606	-£3,687,628
60% LAR - 40% CIR	26%	-£2,638,347	-£3,272,736	-£3,326,492	-£3,336,563	-£3,566,343	-£3,793,122
60% LAR - 40% CIR	30%	-£2,861,638	-£3,466,120	-£3,542,302	-£3,552,415	-£3,778,741	-£4,005,068
60% LAR - 40% CIR	35%	-£3,187,548	-£3,763,584	-£3,810,048	-£3,820,142	-£4,046,023	-£4,281,956
60% LAR - 40% CIR	50%	-£4,119,218	-£4,991,992	-£4,998,767	-£5,009,287	-£4,896,422	-£5,131,958

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£880,000	£64,355	£6,658	£3,981	£28,428	£68,511
60% LAR - 40% CIR	8%	£423,927	£247,138	£204,456	£214,734	£644,059	£873,444
60% LAR - 40% CIR	12%	£186,011	£554,754	£611,930	£622,141	£850,847	£1,079,552
60% LAR - 40% CIR	14%	£36,500	£659,038	£716,108	£726,308	£964,703	£1,183,101
60% LAR - 40% CIR	18%	-£1,018,174	£1,968,427	£2,705,549	£2,715,749	£3,163,963	£3,411,178
60% LAR - 40% CIR	20%	-£2,933,513	£973,578	£1,030,464	£1,040,625	£1,268,166	£1,495,705
60% LAR - 40% CIR	24%	-£355,101	£1,184,787	£1,241,543	£1,251,694	£1,478,706	£1,705,728
60% LAR - 40% CIR	26%	-£556,347	£1,290,636	£1,347,632	£1,357,683	£1,584,443	£1,811,223
60% LAR - 40% CIR	30%	-£990,738	£1,503,820	£1,560,402	£1,570,515	£1,796,841	£2,023,168
60% LAR - 40% CIR	35%	-£1,205,840	£1,771,694	£1,828,148	£1,838,242	£2,064,123	£2,300,096
60% LAR - 40% CIR	50%	-£2,137,818	£2,610,092	£2,668,867	£2,679,397	£2,914,523	£3,149,658

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone B - £1,050 psf
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No Units	20
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£3,431,675	£2,592,406	£2,534,709	£2,524,410	£2,295,623	£2,062,837
60% LAR : 40% CIR	12%	£2,621,538	£2,143,456	£2,086,118	£2,076,680	£1,846,526	£1,617,171
60% LAR : 40% CIR	14%	£2,436,666	£1,803,530	£1,746,430	£1,736,232	£1,507,834	£1,279,437
60% LAR : 40% CIR	18%	£2,276,282	£1,575,398	£1,514,444	£1,508,271	£1,280,456	£1,052,941
60% LAR : 40% CIR	20%	£2,147,031	£1,460,882	£1,403,997	£1,398,835	£1,166,295	£938,755
60% LAR : 40% CIR	24%	£1,886,421	£1,230,955	£1,174,200	£1,164,059	£937,037	£710,014
60% LAR : 40% CIR	26%	£1,755,663	£1,115,546	£1,058,852	£1,048,721	£821,941	£595,161
60% LAR : 40% CIR	30%	£1,493,290	£895,845	£827,294	£817,152	£590,925	£394,498
60% LAR : 40% CIR	35%	£1,163,963	£592,575	£536,120	£526,026	£300,207	£74,386
60% LAR : 40% CIR	50%	£163,537	£-305,133	£-363,917	£-374,437	£-609,573	£-844,709

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,333,225	£7,172,494	£7,230,191	£7,240,490	£7,471,277	£7,702,063
60% LAR : 40% CIR	8%	£9,943,962	£7,821,444	£7,876,782	£7,886,960	£8,117,747	£8,348,533
60% LAR : 40% CIR	12%	£7,100,301	£7,847,757	£7,904,534	£7,915,145	£8,145,930	£8,376,715
60% LAR : 40% CIR	14%	£7,229,234	£7,961,370	£8,018,470	£8,028,666	£8,258,451	£8,489,236
60% LAR : 40% CIR	18%	£7,489,018	£8,189,502	£8,246,456	£8,256,652	£8,486,434	£8,717,219
60% LAR : 40% CIR	20%	£7,617,809	£8,304,018	£8,361,603	£8,371,799	£8,598,585	£8,829,370
60% LAR : 40% CIR	24%	£8,378,470	£8,533,345	£8,590,700	£8,600,896	£8,827,863	£9,058,836
60% LAR : 40% CIR	26%	£8,009,337	£8,849,354	£8,796,048	£8,716,179	£8,942,999	£9,169,739
60% LAR : 40% CIR	30%	£8,271,650	£8,681,055	£8,937,626	£8,947,746	£9,174,075	£9,400,455
60% LAR : 40% CIR	35%	£8,601,537	£9,172,325	£9,228,780	£9,238,974	£9,464,693	£9,690,514
60% LAR : 40% CIR	50%	£9,601,363	£10,070,033	£10,128,817	£10,139,437	£10,374,473	£10,609,609

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,286,925	£3,126,191	£3,183,891	£3,194,190	£3,424,977	£3,655,763
60% LAR : 40% CIR	8%	£2,037,062	£3,015,444	£3,072,442	£3,082,740	£3,313,527	£3,544,313
60% LAR : 40% CIR	12%	£3,054,001	£3,801,457	£3,858,634	£3,868,945	£4,099,730	£4,329,515
60% LAR : 40% CIR	14%	£3,182,934	£3,915,070	£3,972,170	£3,982,368	£4,213,156	£4,442,941
60% LAR : 40% CIR	18%	£3,841,718	£4,143,202	£4,200,196	£4,210,394	£4,440,141	£4,669,326
60% LAR : 40% CIR	20%	£3,571,569	£4,257,718	£4,314,603	£4,324,798	£4,552,395	£4,779,645
60% LAR : 40% CIR	24%	£3,832,179	£4,487,845	£4,544,400	£4,554,541	£4,781,563	£5,008,586
60% LAR : 40% CIR	26%	£3,962,937	£4,603,054	£4,659,748	£4,669,879	£4,896,659	£5,123,439
60% LAR : 40% CIR	30%	£4,225,050	£4,834,155	£4,891,336	£4,901,446	£5,127,775	£5,354,102
60% LAR : 40% CIR	35%	£4,555,037	£5,126,025	£5,182,480	£5,192,574	£5,418,393	£5,644,214
60% LAR : 40% CIR	50%	£5,555,063	£6,023,733	£6,080,517	£6,090,637	£6,326,173	£6,561,309

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£810,325	£1,449,599	£1,507,291	£1,517,590	£1,748,377	£1,979,163
60% LAR : 40% CIR	8%	£1,107,402	£1,669,444	£1,726,862	£1,736,960	£1,967,747	£2,198,533
60% LAR : 40% CIR	12%	£1,377,401	£2,124,857	£2,182,034	£2,192,245	£2,423,030	£2,653,815
60% LAR : 40% CIR	14%	£1,506,334	£2,238,470	£2,295,570	£2,305,781	£2,536,566	£2,767,351
60% LAR : 40% CIR	18%	£1,155,118	£2,460,602	£2,517,702	£2,527,913	£2,758,698	£2,989,483
60% LAR : 40% CIR	20%	£1,894,969	£2,581,118	£2,638,003	£2,648,165	£2,878,950	£3,109,735
60% LAR : 40% CIR	24%	£2,155,570	£2,811,042	£2,867,800	£2,877,941	£3,108,663	£3,339,448
60% LAR : 40% CIR	26%	£2,286,937	£2,925,854	£2,982,448	£2,992,579	£3,220,059	£3,450,833
60% LAR : 40% CIR	30%	£2,548,720	£3,156,155	£3,212,736	£3,222,846	£3,451,175	£3,677,602
60% LAR : 40% CIR	35%	£2,878,437	£3,449,425	£3,505,880	£3,515,974	£3,747,793	£3,978,578
60% LAR : 40% CIR	50%	£3,878,463	£4,347,133	£4,403,917	£4,414,437	£4,650,173	£4,880,709

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,371,675	£33,306	£47,698	£46,970	£233,323	£27,737
60% LAR : 40% CIR	8%	£361,438	£93,356	£20,016	£15,780	£131,874	£142,393
60% LAR : 40% CIR	12%	£604,499	£142,957	£200,134	£210,345	£439,050	£667,755
60% LAR : 40% CIR	14%	£475,566	£284,570	£313,670	£323,888	£562,265	£790,963
60% LAR : 40% CIR	18%	£216,782	£484,702	£454,626	£464,824	£779,644	£1,007,459
60% LAR : 40% CIR	20%	£86,931	£596,218	£666,103	£666,265	£883,805	£1,121,345
60% LAR : 40% CIR	24%	£173,879	£929,145	£889,000	£889,041	£1,123,093	£1,350,086
60% LAR : 40% CIR	26%	£304,437	£944,564	£1,001,248	£1,011,279	£1,232,159	£1,464,839
60% LAR : 40% CIR	30%	£560,850	£1,176,255	£1,232,836	£1,242,948	£1,469,275	£1,695,602
60% LAR : 40% CIR	35%	£896,537	£1,467,525	£1,523,360	£1,534,074	£1,739,893	£1,985,714
60% LAR : 40% CIR	50%	£1,496,563	£2,265,233	£2,424,017	£2,434,597	£2,669,673	£2,914,909

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 20 Flats

Value Area	Zone B - £1,100 psf
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No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,907,230	£3,060,356	£3,002,660	£2,992,360	£2,767,574	£2,530,788
60% LAR - 40% CIR	8%	£3,369,048	£2,513,392	£2,516,633	£2,506,386	£2,277,040	£2,047,886
60% LAR - 40% CIR	12%	£3,083,088	£2,328,959	£2,271,763	£2,261,552	£2,032,847	£1,804,140
60% LAR - 40% CIR	14%	£2,844,644	£2,205,968	£2,148,868	£2,138,670	£1,910,272	£1,681,875
60% LAR - 40% CIR	16%	£2,666,838	£1,959,118	£1,982,164	£1,971,981	£1,664,176	£1,436,381
60% LAR - 40% CIR	20%	£2,527,475	£1,835,243	£1,778,358	£1,768,196	£1,540,656	£1,313,116
60% LAR - 40% CIR	24%	£2,247,842	£1,586,598	£1,529,843	£1,519,702	£1,292,679	£1,065,656
60% LAR - 40% CIR	26%	£2,107,574	£1,461,830	£1,405,155	£1,395,005	£1,168,225	£941,445
60% LAR - 40% CIR	30%	£1,826,139	£1,211,411	£1,154,890	£1,144,717	£919,390	£692,093
60% LAR - 40% CIR	35%	£1,472,674	£896,742	£840,297	£830,194	£604,374	£378,554
60% LAR - 40% CIR	50%	£401,315	£-60,284	£-119,068	£-129,587	£-364,723	£-599,858

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,387,670	£6,704,344	£6,782,240	£6,772,540	£7,003,326	£7,234,112
60% LAR - 40% CIR	0%	£5,405,652	£7,180,426	£7,246,267	£7,248,595	£7,481,288	£7,717,214
60% LAR - 40% CIR	12%	£6,681,812	£7,436,961	£7,493,137	£7,503,348	£7,732,053	£7,967,760
60% LAR - 40% CIR	14%	£6,820,256	£7,558,932	£7,616,032	£7,626,230	£7,854,628	£8,093,025
60% LAR - 40% CIR	16%	£7,088,064	£7,805,792	£7,862,736	£7,872,939	£8,100,726	£8,338,639
60% LAR - 40% CIR	20%	£7,237,425	£7,769,637	£7,826,582	£7,836,784	£8,064,244	£8,301,784
60% LAR - 40% CIR	24%	£7,317,058	£8,178,302	£8,235,067	£8,245,198	£8,472,221	£8,699,244
60% LAR - 40% CIR	26%	£7,687,336	£8,393,070	£8,359,785	£8,369,895	£8,596,675	£8,823,455
60% LAR - 40% CIR	30%	£7,589,761	£8,563,460	£8,610,070	£8,620,183	£8,846,513	£9,072,857
60% LAR - 40% CIR	35%	£8,292,226	£8,868,168	£8,924,613	£8,934,706	£9,160,526	£9,386,346
60% LAR - 40% CIR	50%	£9,383,585	£9,825,184	£9,883,968	£9,894,487	£10,129,623	£10,354,758

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,811,370	£2,888,244	£2,715,340	£2,726,240	£2,997,026	£3,187,812
60% LAR - 40% CIR	0%	£2,369,652	£3,144,626	£3,011,967	£3,021,295	£3,411,563	£3,601,349
60% LAR - 40% CIR	12%	£2,635,512	£3,389,661	£3,446,837	£3,457,048	£3,888,753	£4,078,460
60% LAR - 40% CIR	14%	£2,773,956	£3,512,632	£3,569,732	£3,579,930	£4,008,328	£4,198,726
60% LAR - 40% CIR	16%	£3,081,764	£3,759,462	£3,816,436	£3,826,689	£4,284,425	£4,474,239
60% LAR - 40% CIR	20%	£3,191,125	£3,885,357	£3,940,242	£3,950,404	£4,377,944	£4,565,484
60% LAR - 40% CIR	24%	£3,470,758	£4,132,002	£4,188,757	£4,198,898	£4,425,921	£4,652,944
60% LAR - 40% CIR	26%	£3,811,026	£4,256,770	£4,313,465	£4,323,595	£4,559,378	£4,777,165
60% LAR - 40% CIR	30%	£3,892,411	£4,407,189	£4,463,770	£4,473,861	£4,650,710	£4,824,337
60% LAR - 40% CIR	35%	£4,245,926	£4,821,858	£4,878,313	£4,888,406	£5,114,226	£5,340,046
60% LAR - 40% CIR	50%	£5,317,285	£5,778,884	£5,835,668	£5,846,187	£6,083,323	£6,318,458

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£134,770	£981,944	£1,038,340	£1,048,940	£1,289,826	£1,511,212
60% LAR - 40% CIR	0%	£367,862	£1,443,626	£1,526,267	£1,536,689	£1,764,960	£1,994,314
60% LAR - 40% CIR	12%	£358,012	£1,713,061	£1,770,237	£1,780,448	£2,000,153	£2,237,860
60% LAR - 40% CIR	14%	£1,097,350	£1,836,032	£1,893,132	£1,903,330	£2,131,728	£2,360,125
60% LAR - 40% CIR	16%	£1,351,164	£2,092,862	£2,149,816	£2,159,989	£2,377,625	£2,605,839
60% LAR - 40% CIR	20%	£1,514,525	£2,206,757	£2,263,642	£2,273,804	£2,501,344	£2,728,884
60% LAR - 40% CIR	24%	£1,784,158	£2,455,402	£2,512,157	£2,522,298	£2,749,321	£2,976,344
60% LAR - 40% CIR	26%	£1,934,426	£2,580,170	£2,636,885	£2,646,995	£2,873,778	£3,100,555
60% LAR - 40% CIR	30%	£2,215,861	£2,530,589	£2,587,170	£2,597,283	£3,125,610	£3,349,937
60% LAR - 40% CIR	35%	£2,569,326	£3,145,258	£3,201,713	£3,211,806	£3,437,626	£3,663,446
60% LAR - 40% CIR	50%	£3,640,685	£4,102,284	£4,161,068	£4,171,587	£4,406,723	£4,641,858

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,841,730	£1,002,296	£992,980	£982,280	£701,478	£470,988
60% LAR - 40% CIR	0%	£1,288,948	£513,872	£486,533	£486,255	£216,940	£121,514
60% LAR - 40% CIR	12%	£1,022,988	£268,839	£211,663	£201,452	£27,253	£-255,960
60% LAR - 40% CIR	14%	£984,544	£145,868	£88,768	£78,570	£-149,628	£-378,226
60% LAR - 40% CIR	16%	£826,736	£107,862	£61,816	£51,618	£-326,928	£-663,749
60% LAR - 40% CIR	20%	£467,375	£-224,857	£-291,742	£-291,904	£-519,444	£-746,984
60% LAR - 40% CIR	24%	£187,742	£473,002	£530,257	£530,398	£-767,421	£-994,444
60% LAR - 40% CIR	26%	£47,474	£382,270	£484,948	£484,095	£-891,876	£-1,118,655
60% LAR - 40% CIR	30%	£-233,981	£-648,659	£-905,270	£-915,353	£-1,141,710	£-1,368,037
60% LAR - 40% CIR	35%	£-587,426	£-1,163,358	£-1,219,813	£-1,229,006	£-1,458,726	£-1,681,546
60% LAR - 40% CIR	50%	£-1,456,785	£-2,120,484	£-2,176,168	£-2,186,687	£-2,424,623	£-2,659,958

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone B - £1,150 psf
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No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£4,381,929	£3,528,307	£3,470,611	£3,460,311	£3,229,524	£2,998,739
60% LAR : 40% CIR	12%	£3,786,559	£3,004,487	£2,987,147	£2,938,910	£2,707,556	£2,476,200
60% LAR : 40% CIR	14%	£3,553,621	£2,698,405	£2,551,305	£2,541,108	£2,312,710	£2,084,313
60% LAR : 40% CIR	18%	£3,056,791	£2,342,837	£2,285,884	£2,275,710	£2,047,888	£1,820,080
60% LAR : 40% CIR	20%	£2,907,919	£2,209,603	£2,152,719	£2,142,656	£1,915,017	£1,687,476
60% LAR : 40% CIR	24%	£2,609,284	£1,942,240	£1,885,484	£1,875,343	£1,648,321	£1,421,299
60% LAR : 40% CIR	26%	£2,469,488	£1,806,114	£1,751,419	£1,741,288	£1,514,508	£1,287,729
60% LAR : 40% CIR	30%	£2,159,027	£1,538,977	£1,482,395	£1,472,262	£1,245,955	£1,019,929
60% LAR : 40% CIR	35%	£1,781,785	£1,200,911	£1,144,456	£1,134,362	£908,543	£682,722
60% LAR : 40% CIR	50%	£939,092	£175,924	£119,751	£109,698	£-119,873	£-355,009

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,382,971	£8,238,593	£8,294,289	£8,304,589	£8,535,376	£9,786,161
60% LAR : 40% CIR	8%	£5,989,341	£6,180,413	£6,817,753	£6,827,660	£7,058,445	£7,288,130
60% LAR : 40% CIR	12%	£6,263,324	£7,024,184	£7,081,340	£7,091,551	£7,322,257	£7,548,063
60% LAR : 40% CIR	14%	£6,411,270	£7,156,495	£7,213,595	£7,223,792	£7,452,190	£7,680,587
60% LAR : 40% CIR	18%	£6,708,109	£7,422,963	£7,479,016	£7,489,190	£7,717,004	£7,944,620
60% LAR : 40% CIR	20%	£6,669,981	£7,645,297	£7,612,161	£7,622,344	£7,849,963	£8,077,424
60% LAR : 40% CIR	24%	£7,155,636	£7,822,640	£7,879,416	£7,889,557	£8,116,579	£8,343,601
60% LAR : 40% CIR	26%	£7,305,415	£7,956,786	£8,013,481	£8,023,612	£8,250,392	£8,477,171
60% LAR : 40% CIR	30%	£7,609,973	£8,225,925	£8,282,605	£8,292,816	£8,519,846	£8,745,271
60% LAR : 40% CIR	35%	£7,983,115	£8,563,589	£8,620,444	£8,630,538	£8,856,357	£9,082,178
60% LAR : 40% CIR	50%	£9,125,808	£9,588,976	£9,645,149	£9,655,202	£9,881,773	£10,119,909

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,336,871	£2,180,293	£2,247,889	£2,258,289	£2,489,076	£2,719,861
60% LAR : 40% CIR	8%	£1,929,341	£2,114,413	£2,171,463	£2,181,690	£2,411,045	£2,641,830
60% LAR : 40% CIR	12%	£2,217,024	£2,977,864	£3,035,040	£3,045,251	£3,275,957	£3,506,663
60% LAR : 40% CIR	14%	£2,364,970	£3,110,195	£3,167,295	£3,177,492	£3,408,890	£3,634,287
60% LAR : 40% CIR	18%	£2,661,808	£3,375,163	£3,432,716	£3,442,860	£3,673,784	£3,908,550
60% LAR : 40% CIR	20%	£2,810,881	£3,508,997	£3,565,861	£3,575,981	£3,806,583	£4,031,124
60% LAR : 40% CIR	24%	£3,109,336	£3,776,360	£3,833,116	£3,843,257	£4,073,279	£4,297,301
60% LAR : 40% CIR	26%	£3,259,115	£3,910,486	£3,967,181	£3,977,312	£4,204,092	£4,430,871
60% LAR : 40% CIR	30%	£3,609,973	£4,179,625	£4,236,205	£4,246,316	£4,472,645	£4,699,971
60% LAR : 40% CIR	35%	£3,936,810	£4,517,589	£4,574,144	£4,584,238	£4,810,057	£5,035,878
60% LAR : 40% CIR	50%	£5,079,508	£5,542,976	£5,598,849	£5,608,902	£5,834,473	£6,073,609

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£330,929	£513,893	£571,389	£581,898	£617,476	£1,043,261
60% LAR : 40% CIR	8%	£469,641	£1,017,613	£1,084,865	£1,105,080	£1,136,445	£1,563,809
60% LAR : 40% CIR	12%	£540,424	£1,301,284	£1,358,440	£1,368,651	£1,397,357	£1,826,063
60% LAR : 40% CIR	14%	£598,379	£1,433,595	£1,490,695	£1,500,892	£1,529,290	£1,957,687
60% LAR : 40% CIR	18%	£685,209	£1,689,163	£1,745,116	£1,755,290	£1,783,104	£2,211,030
60% LAR : 40% CIR	20%	£1,134,081	£1,832,397	£1,889,281	£1,899,444	£1,927,983	£2,354,624
60% LAR : 40% CIR	24%	£1,432,736	£2,099,760	£2,156,516	£2,166,657	£2,195,679	£2,620,701
60% LAR : 40% CIR	26%	£1,682,418	£2,283,886	£2,340,881	£2,350,712	£2,379,492	£2,754,271
60% LAR : 40% CIR	30%	£1,882,973	£2,553,023	£2,559,005	£2,569,118	£2,598,045	£3,022,371
60% LAR : 40% CIR	35%	£2,260,210	£2,841,089	£2,897,544	£2,907,638	£2,935,457	£3,359,278
60% LAR : 40% CIR	50%	£3,402,908	£3,886,976	£3,922,249	£3,932,302	£4,161,873	£4,597,069

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,327,829	£1,886,297	£1,410,511	£1,400,211	£1,169,428	£988,839
60% LAR : 40% CIR	8%	£1,736,450	£344,387	£387,047	£376,810	£347,455	£418,100
60% LAR : 40% CIR	12%	£1,441,476	£880,636	£823,460	£813,249	£384,543	£155,837
60% LAR : 40% CIR	14%	£1,293,521	£548,305	£491,205	£481,008	£252,610	£24,213
60% LAR : 40% CIR	18%	£969,691	£292,737	£229,784	£229,784	£112,004	£-240,069
60% LAR : 40% CIR	20%	£847,819	£149,503	£92,619	£82,456	£-145,083	£-372,624
60% LAR : 40% CIR	24%	£549,164	£-117,890	£-174,816	£-184,757	£-411,779	£-638,901
60% LAR : 40% CIR	26%	£399,385	£-231,986	£-308,481	£-318,812	£-555,992	£-772,371
60% LAR : 40% CIR	30%	£98,927	£-521,123	£-577,705	£-587,818	£-814,145	£-1,040,471
60% LAR : 40% CIR	35%	£-278,315	£-859,189	£-915,644	£-925,738	£-1,151,557	£-1,377,378
60% LAR : 40% CIR	50%	£-1,421,098	£-1,894,475	£-1,940,349	£-1,950,492	£-2,179,973	£-2,416,109

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone B - £1,200 psf
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No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,853,184	£3,996,258	£3,938,561	£3,928,262	£3,697,476	£3,466,690
60% LAR : 40% CIR	8%	£4,232,610	£3,435,001	£3,377,662	£3,367,424	£3,136,070	£2,908,715
60% LAR : 40% CIR	12%	£3,620,065	£3,152,533	£3,095,357	£3,085,146	£2,854,440	£2,627,734
60% LAR : 40% CIR	14%	£3,762,599	£3,010,843	£2,953,743	£2,943,546	£2,715,148	£2,486,750
60% LAR : 40% CIR	18%	£3,446,747	£2,726,357	£2,689,803	£2,679,430	£2,431,615	£2,203,800
60% LAR : 40% CIR	20%	£3,288,363	£2,583,963	£2,527,079	£2,516,917	£2,288,377	£2,061,638
60% LAR : 40% CIR	24%	£2,970,686	£2,297,883	£2,241,127	£2,230,986	£2,003,964	£1,776,942
60% LAR : 40% CIR	26%	£2,811,396	£2,154,397	£2,097,763	£2,087,571	£1,860,792	£1,634,012
60% LAR : 40% CIR	30%	£2,491,916	£1,869,543	£1,809,961	£1,799,848	£1,573,921	£1,347,195
60% LAR : 40% CIR	35%	£2,090,895	£1,505,078	£1,448,623	£1,438,530	£1,212,710	£986,890
60% LAR : 40% CIR	50%	£876,869	£409,900	£353,727	£343,674	£118,981	£-110,160

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,911,716	£5,768,642	£5,826,339	£5,836,638	£6,087,424	£6,298,270
60% LAR : 40% CIR	0%	£5,032,248	£6,359,699	£6,367,288	£6,367,416	£6,618,202	£6,829,048
60% LAR : 40% CIR	12%	£5,844,835	£6,612,367	£6,660,543	£6,670,754	£6,921,540	£7,132,386
60% LAR : 40% CIR	14%	£6,002,301	£6,754,057	£6,811,157	£6,821,354	£7,072,140	£7,283,000
60% LAR : 40% CIR	18%	£6,318,153	£7,038,343	£7,095,297	£7,105,470	£7,356,256	£7,567,102
60% LAR : 40% CIR	20%	£6,476,537	£7,180,537	£7,237,621	£7,247,763	£7,498,549	£7,709,395
60% LAR : 40% CIR	24%	£6,794,214	£7,467,517	£7,523,773	£7,533,914	£7,784,700	£7,995,546
60% LAR : 40% CIR	26%	£6,953,304	£7,610,903	£7,667,197	£7,677,339	£7,928,126	£8,139,000
60% LAR : 40% CIR	30%	£7,272,884	£7,898,517	£7,954,659	£7,964,796	£8,215,582	£8,426,428
60% LAR : 40% CIR	35%	£7,674,005	£8,259,622	£8,316,277	£8,326,370	£8,513,190	£8,724,036
60% LAR : 40% CIR	50%	£8,888,031	£9,355,000	£9,411,173	£9,421,226	£9,608,046	£9,818,892

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£985,416	£1,722,342	£1,790,039	£1,790,338	£2,021,124	£2,251,810
60% LAR : 40% CIR	0%	£1,065,999	£2,359,699	£2,360,038	£2,360,176	£2,591,962	£2,822,748
60% LAR : 40% CIR	12%	£1,798,535	£2,586,067	£2,623,243	£2,633,454	£2,864,240	£3,095,026
60% LAR : 40% CIR	14%	£1,956,001	£2,707,757	£2,764,857	£2,775,054	£3,005,842	£3,236,628
60% LAR : 40% CIR	18%	£2,271,853	£2,962,043	£3,068,097	£3,078,294	£3,308,082	£3,538,868
60% LAR : 40% CIR	20%	£2,430,429	£3,134,637	£3,191,521	£3,201,683	£3,429,223	£3,659,402
60% LAR : 40% CIR	24%	£2,747,914	£3,420,717	£3,477,473	£3,487,614	£3,718,754	£3,949,240
60% LAR : 40% CIR	26%	£2,907,204	£3,564,203	£3,620,897	£3,631,029	£3,862,166	£4,092,626
60% LAR : 40% CIR	30%	£3,226,684	£4,000,517	£4,056,659	£4,066,796	£4,297,936	£4,528,372
60% LAR : 40% CIR	35%	£3,627,705	£4,213,522	£4,269,677	£4,280,070	£4,511,210	£4,741,710
60% LAR : 40% CIR	50%	£4,841,731	£5,308,700	£5,364,873	£5,374,926	£5,606,106	£5,837,292

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£811,154	£85,742	£103,439	£113,738	£344,524	£575,310
60% LAR : 40% CIR	0%	£1,010,610	£66,969	£84,336	£94,576	£303,930	£534,716
60% LAR : 40% CIR	12%	£1,213,935	£89,487	£104,643	£114,884	£324,240	£555,026
60% LAR : 40% CIR	14%	£2,779,401	£1,031,157	£1,098,257	£1,098,454	£1,329,892	£1,561,250
60% LAR : 40% CIR	18%	£595,253	£1,315,043	£1,372,597	£1,382,570	£1,613,008	£1,843,366
60% LAR : 40% CIR	20%	£753,637	£1,458,037	£1,514,921	£1,525,063	£1,755,623	£1,985,982
60% LAR : 40% CIR	24%	£1,071,314	£1,744,717	£1,800,873	£1,811,074	£2,038,036	£2,268,058
60% LAR : 40% CIR	26%	£1,230,604	£1,887,603	£1,944,287	£1,954,489	£2,181,288	£2,411,310
60% LAR : 40% CIR	30%	£1,550,084	£2,175,457	£2,232,039	£2,242,152	£2,468,478	£2,698,500
60% LAR : 40% CIR	35%	£1,851,105	£2,536,922	£2,593,377	£2,603,470	£2,829,290	£3,059,110
60% LAR : 40% CIR	50%	£3,185,131	£3,632,100	£3,688,273	£3,698,326	£3,923,019	£4,152,160

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,193,066	£1,986,156	£1,876,961	£1,866,162	£1,637,376	£1,406,590
60% LAR : 40% CIR	0%	£2,172,510	£1,374,501	£1,317,562	£1,307,624	£1,077,870	£848,616
60% LAR : 40% CIR	12%	£1,859,065	£1,092,433	£1,035,257	£1,025,046	£796,340	£567,634
60% LAR : 40% CIR	14%	£1,702,499	£950,743	£893,643	£883,446	£655,048	£426,650
60% LAR : 40% CIR	18%	£1,596,647	£866,457	£809,503	£799,339	£571,576	£343,700
60% LAR : 40% CIR	20%	£1,228,263	£523,863	£466,979	£456,817	£229,277	£7,738
60% LAR : 40% CIR	24%	£910,586	£237,783	£181,027	£170,886	£50,136	£-263,158
60% LAR : 40% CIR	26%	£751,296	£94,297	£37,603	£27,471	£-199,306	£-458,058
60% LAR : 40% CIR	30%	£431,816	£-193,557	£-220,139	£-200,232	£-486,579	£-712,905
60% LAR : 40% CIR	35%	£30,795	£-555,022	£-811,477	£-821,750	£-847,390	£-1,073,210
60% LAR : 40% CIR	50%	£-1,983,291	£-1,650,269	£-1,706,379	£-1,716,426	£-1,941,119	£-2,170,360

LB Camden
Local Plan Viability Testing 2023

Resi 0 - 20 Flats

Value Area	Zone B - £1,250 psf
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No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£3,324,439	£4,464,208	£4,406,512	£4,396,212	£4,165,427	£3,934,640
60% LAR : 40% CIR	12%	£4,686,164	£3,865,516	£3,888,177	£3,797,039	£3,568,584	£3,339,230
60% LAR : 40% CIR	14%	£4,335,185	£3,564,330	£3,507,152	£3,496,942	£3,268,237	£3,039,531
60% LAR : 40% CIR	18%	£4,169,240	£3,413,280	£3,356,180	£3,345,963	£3,117,586	£2,889,188
60% LAR : 40% CIR	20%	£3,636,442	£3,110,277	£3,053,323	£3,043,150	£2,815,334	£2,587,520
60% LAR : 40% CIR	24%	£3,668,907	£2,858,325	£2,901,440	£2,891,277	£2,653,738	£2,426,198
60% LAR : 40% CIR	26%	£3,332,108	£2,653,525	£2,596,770	£2,586,629	£2,359,607	£2,132,585
60% LAR : 40% CIR	28%	£3,163,306	£2,500,681	£2,443,986	£2,433,855	£2,207,075	£1,980,296
60% LAR : 40% CIR	30%	£2,804,004	£2,194,108	£2,137,805	£2,127,413	£1,901,087	£1,674,763
60% LAR : 40% CIR	35%	£2,400,005	£1,809,247	£1,752,792	£1,742,698	£1,516,878	£1,291,058
60% LAR : 40% CIR	50%	£1,114,647	£843,875	£887,702	£877,649	£852,957	£828,264

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,440,461	£5,300,692	£5,388,388	£5,388,688	£5,599,473	£5,830,260
60% LAR : 40% CIR	8%	£5,099,728	£5,869,984	£5,966,723	£5,966,961	£6,186,316	£6,426,670
60% LAR : 40% CIR	12%	£5,420,715	£6,200,570	£6,257,748	£6,257,988	£6,486,663	£6,726,959
60% LAR : 40% CIR	14%	£5,595,660	£6,351,620	£6,408,720	£6,418,917	£6,647,314	£6,875,712
60% LAR : 40% CIR	18%	£5,528,438	£6,654,523	£6,711,577	£6,721,750	£6,949,596	£7,177,980
60% LAR : 40% CIR	20%	£5,009,003	£6,608,075	£6,663,460	£6,673,626	£6,901,162	£7,129,022
60% LAR : 40% CIR	24%	£6,432,762	£7,111,375	£7,168,130	£7,178,271	£7,405,293	£7,632,315
60% LAR : 40% CIR	26%	£6,061,894	£7,264,219	£7,320,914	£7,331,045	£7,557,835	£7,784,604
60% LAR : 40% CIR	30%	£5,940,098	£7,510,730	£7,527,614	£7,537,467	£7,763,813	£7,990,140
60% LAR : 40% CIR	35%	£7,364,895	£7,555,653	£8,012,108	£8,022,202	£8,248,022	£8,473,642
60% LAR : 40% CIR	50%	£8,650,253	£9,121,025	£9,177,198	£9,187,251	£9,413,643	£9,639,636

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£394,161	£1,254,392	£1,312,088	£1,322,388	£1,553,173	£1,783,960
60% LAR : 40% CIR	8%	£1,959,728	£1,869,984	£1,910,423	£1,920,661	£2,150,423	£2,380,210
60% LAR : 40% CIR	12%	£1,383,415	£2,154,270	£2,211,448	£2,221,658	£2,450,383	£2,679,069
60% LAR : 40% CIR	14%	£1,549,360	£2,305,320	£2,362,420	£2,372,617	£2,601,014	£2,829,412
60% LAR : 40% CIR	18%	£1,862,158	£2,868,323	£2,925,377	£2,935,560	£3,165,386	£3,394,088
60% LAR : 40% CIR	20%	£2,049,783	£2,760,475	£2,817,160	£2,827,323	£3,054,982	£3,283,402
60% LAR : 40% CIR	24%	£2,386,492	£3,065,075	£3,121,830	£3,131,971	£3,359,993	£3,588,015
60% LAR : 40% CIR	26%	£2,585,294	£3,217,919	£3,274,614	£3,284,745	£3,511,525	£3,738,304
60% LAR : 40% CIR	30%	£3,940,098	£7,510,730	£7,527,614	£7,537,467	£7,763,813	£7,990,140
60% LAR : 40% CIR	35%	£3,318,595	£3,909,353	£3,965,808	£3,975,902	£4,201,722	£4,427,542
60% LAR : 40% CIR	50%	£4,893,953	£5,074,725	£5,130,898	£5,140,951	£5,367,643	£5,593,336

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,262,439	£422,208	£364,512	£354,212	£123,427	£107,960
60% LAR : 40% CIR	8%	£2,164,164	£1,784,494	£2,031,923	£2,041,917	£2,271,616	£2,501,410
60% LAR : 40% CIR	12%	£2,935,185	£1,477,670	£1,534,848	£1,544,958	£1,773,763	£1,902,469
60% LAR : 40% CIR	14%	£1,249,360	£2,305,320	£2,362,420	£2,372,617	£2,601,014	£2,829,412
60% LAR : 40% CIR	18%	£1,862,158	£2,868,323	£2,925,377	£2,935,560	£3,165,386	£3,394,088
60% LAR : 40% CIR	20%	£2,049,783	£2,760,475	£2,817,160	£2,827,323	£3,054,982	£3,283,402
60% LAR : 40% CIR	24%	£2,386,492	£3,065,075	£3,121,830	£3,131,971	£3,359,993	£3,588,015
60% LAR : 40% CIR	26%	£2,585,294	£3,217,919	£3,274,614	£3,284,745	£3,511,525	£3,738,304
60% LAR : 40% CIR	30%	£2,863,795	£3,524,402	£3,541,074	£3,551,167	£3,811,713	£4,038,040
60% LAR : 40% CIR	35%	£1,841,995	£2,232,753	£2,289,208	£2,299,302	£2,525,122	£2,750,942
60% LAR : 40% CIR	50%	£2,927,953	£3,398,125	£3,454,298	£3,464,351	£3,690,643	£3,916,736

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,264,339	£2,806,106	£2,346,912	£2,336,112	£2,105,327	£1,874,940
60% LAR : 40% CIR	8%	£2,608,064	£1,885,416	£1,748,077	£1,737,639	£1,505,464	£1,275,130
60% LAR : 40% CIR	12%	£2,275,085	£1,504,230	£1,447,052	£1,436,842	£1,208,137	£979,431
60% LAR : 40% CIR	14%	£2,190,140	£1,353,180	£1,296,080	£1,285,883	£1,057,486	£829,088
60% LAR : 40% CIR	18%	£2,255,588	£2,031,223	£1,986,677	£1,976,460	£1,755,224	£1,524,420
60% LAR : 40% CIR	20%	£1,608,707	£898,225	£841,340	£831,177	£603,638	£376,098
60% LAR : 40% CIR	24%	£1,272,008	£593,425	£536,670	£526,529	£299,507	£72,485
60% LAR : 40% CIR	26%	£876,884	£1,841,919	£1,589,814	£1,588,145	£1,334,935	£1,081,704
60% LAR : 40% CIR	30%	£1,217,185	£1,847,892	£1,500,474	£1,514,587	£1,140,913	£2,367,230
60% LAR : 40% CIR	35%	£339,905	£250,853	£207,308	£217,402	£543,222	£769,042
60% LAR : 40% CIR	50%	£986,459	£1,416,225	£1,472,398	£1,462,451	£1,707,143	£1,951,936

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone B - £1,300 psf
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No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,795,692	£4,930,411	£4,873,581	£4,863,436	£4,835,377	£4,402,591
60% LAR : 40% CIR	8%	£3,090,718	£4,296,031	£4,238,691	£4,228,453	£3,999,059	£3,769,744
60% LAR : 40% CIR	12%	£4,749,889	£3,976,125	£3,918,949	£3,908,739	£3,680,033	£3,451,327
60% LAR : 40% CIR	14%	£4,574,518	£3,815,718	£3,758,618	£3,748,421	£3,520,023	£3,291,626
60% LAR : 40% CIR	18%	£4,222,070	£3,483,996	£3,437,043	£3,426,869	£3,189,055	£2,971,239
60% LAR : 40% CIR	20%	£4,046,595	£3,332,695	£3,275,800	£3,265,639	£3,038,098	£2,810,569
60% LAR : 40% CIR	24%	£3,693,150	£3,009,168	£2,952,413	£2,942,272	£2,715,250	£2,488,227
60% LAR : 40% CIR	26%	£3,515,217	£2,846,865	£2,790,269	£2,780,138	£2,553,358	£2,326,880
60% LAR : 40% CIR	30%	£3,157,693	£2,521,673	£2,465,092	£2,454,978	£2,228,652	£2,002,326
60% LAR : 40% CIR	35%	£2,709,116	£2,113,414	£2,056,959	£2,046,866	£1,821,046	£1,595,226
60% LAR : 40% CIR	50%	£1,352,424	£877,851	£821,677	£811,625	£586,932	£362,240

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,989,208	£4,334,489	£4,891,319	£4,907,484	£5,131,523	£5,382,309
60% LAR : 40% CIR	0%	£4,695,142	£5,489,899	£5,565,209	£5,536,847	£5,765,811	£5,996,156
60% LAR : 40% CIR	12%	£5,015,011	£5,788,775	£5,845,961	£5,856,161	£6,084,967	£6,313,673
60% LAR : 40% CIR	14%	£5,180,382	£5,949,182	£6,006,282	£6,016,479	£6,244,877	£6,473,274
60% LAR : 40% CIR	18%	£5,542,030	£6,270,954	£6,327,857	£6,338,031	£6,565,846	£6,793,661
60% LAR : 40% CIR	20%	£5,718,305	£6,432,215	£6,489,100	£6,499,261	£6,726,902	£6,954,341
60% LAR : 40% CIR	24%	£6,071,750	£6,755,732	£6,812,487	£6,822,638	£7,049,650	£7,276,673
60% LAR : 40% CIR	26%	£6,249,883	£6,917,935	£6,974,831	£6,984,782	£7,211,542	£7,438,320
60% LAR : 40% CIR	30%	£6,607,207	£7,242,227	£7,299,608	£7,309,522	£7,536,348	£7,763,874
60% LAR : 40% CIR	35%	£7,065,784	£7,661,486	£7,707,941	£7,718,034	£7,943,854	£8,169,674
60% LAR : 40% CIR	50%	£8,412,476	£8,897,049	£9,043,223	£9,053,275	£9,177,968	£9,402,660

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£77,092	£788,189	£845,019	£855,164	£1,085,223	£1,318,009
60% LAR : 40% CIR	0%	£261,662	£1,412,969	£1,470,909	£1,460,941	£1,716,931	£1,949,056
60% LAR : 40% CIR	12%	£968,711	£1,742,475	£1,799,651	£1,809,661	£2,038,567	£2,267,273
60% LAR : 40% CIR	14%	£1,144,082	£1,902,882	£1,959,982	£1,970,179	£2,198,577	£2,426,874
60% LAR : 40% CIR	18%	£1,695,738	£2,224,604	£2,281,567	£2,281,791	£2,510,545	£2,741,361
60% LAR : 40% CIR	20%	£1,872,005	£2,385,915	£2,442,500	£2,442,561	£2,665,502	£2,895,041
60% LAR : 40% CIR	24%	£2,025,450	£2,709,432	£2,766,187	£2,766,328	£3,003,350	£3,230,373
60% LAR : 40% CIR	26%	£2,203,983	£2,871,635	£2,928,331	£2,928,482	£3,165,242	£3,392,020
60% LAR : 40% CIR	30%	£2,600,907	£3,186,977	£3,243,608	£3,243,622	£3,489,948	£3,716,474
60% LAR : 40% CIR	35%	£3,009,484	£3,605,186	£3,661,641	£3,661,734	£3,897,554	£4,123,574
60% LAR : 40% CIR	50%	£4,386,170	£4,840,749	£4,896,923	£4,896,975	£5,131,668	£5,356,360

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,753,092	£888,411	£881,581	£821,436	£591,377	£360,591
60% LAR : 40% CIR	0%	£1,677,718	£254,031	£198,691	£198,453	£24,891	£29,895
60% LAR : 40% CIR	12%	£707,889	£65,875	£123,051	£133,261	£361,967	£590,673
60% LAR : 40% CIR	14%	£532,518	£226,292	£293,382	£293,579	£521,977	£750,374
60% LAR : 40% CIR	18%	£180,870	£548,094	£604,957	£615,131	£862,945	£1,070,761
60% LAR : 40% CIR	20%	£4,595	£709,315	£768,200	£778,361	£1,003,902	£1,231,441
60% LAR : 40% CIR	24%	£248,850	£1,032,832	£1,089,587	£1,099,728	£1,326,750	£1,553,773
60% LAR : 40% CIR	26%	£566,783	£1,186,035	£1,251,791	£1,251,862	£1,488,042	£1,716,468
60% LAR : 40% CIR	30%	£864,507	£1,530,327	£1,576,508	£1,587,022	£1,813,348	£2,039,674
60% LAR : 40% CIR	35%	£1,322,884	£1,928,586	£1,985,041	£1,995,134	£2,220,954	£2,446,774
60% LAR : 40% CIR	50%	£2,689,676	£3,184,749	£3,220,323	£3,230,375	£3,456,068	£3,679,760

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,750,562	£2,970,311	£2,875,761	£2,803,336	£2,973,277	£2,392,861
60% LAR : 40% CIR	0%	£3,039,618	£2,235,931	£2,178,991	£2,168,353	£1,938,869	£1,705,644
60% LAR : 40% CIR	12%	£2,689,789	£1,916,025	£1,858,849	£1,848,639	£1,619,933	£1,391,227
60% LAR : 40% CIR	14%	£2,514,418	£1,756,618	£1,698,518	£1,688,321	£1,459,923	£1,231,526
60% LAR : 40% CIR	18%	£2,162,770	£1,433,694	£1,375,943	£1,365,749	£1,138,965	£911,139
60% LAR : 40% CIR	20%	£1,986,495	£1,272,585	£1,215,700	£1,205,539	£977,968	£750,459
60% LAR : 40% CIR	24%	£1,633,050	£949,068	£892,313	£882,172	£655,150	£428,127
60% LAR : 40% CIR	26%	£1,455,117	£788,865	£730,169	£720,038	£493,268	£286,480
60% LAR : 40% CIR	30%	£1,097,593	£461,573	£404,992	£394,878	£168,552	£57,774
60% LAR : 40% CIR	35%	£649,016	£53,314	£3,141	£13,234	£239,054	£464,874
60% LAR : 40% CIR	50%	£97,679	£1,186,249	£1,238,423	£1,248,475	£1,473,168	£1,697,860

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone B - £900 psf
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No Units	30
Site Area	0.1 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£11,146,722	£9,745,930	£9,682,774	£9,667,707	£9,415,481	£9,163,255
60% LAR : 40% CIR	5%	£10,957,563	£9,227,957	£9,164,900	£9,149,833	£8,897,607	£8,645,382
60% LAR : 40% CIR	10%	£9,988,443	£8,710,082	£8,647,026	£8,631,959	£8,379,733	£8,127,508
60% LAR : 40% CIR	15%	£9,409,305	£8,192,209	£8,129,153	£8,114,085	£7,861,860	£7,609,635
60% LAR : 40% CIR	20%	£8,930,168	£7,674,335	£7,611,279	£7,596,212	£7,343,986	£7,091,760
60% LAR : 40% CIR	25%	£8,561,028	£7,156,462	£7,093,405	£7,078,338	£6,826,112	£6,573,887
60% LAR : 40% CIR	30%	£7,671,888	£6,638,588	£6,575,531	£6,560,465	£6,308,239	£6,056,013
60% LAR : 40% CIR	35%	£7,092,749	£6,120,714	£6,057,658	£6,042,590	£5,790,365	£5,538,140
60% LAR : 40% CIR	40%	£6,913,611	£5,602,840	£5,539,794	£5,524,717	£5,272,491	£5,020,266
60% LAR : 40% CIR	45%	£5,934,472	£5,084,967	£5,021,911	£5,006,843	£4,754,618	£4,502,392
60% LAR : 40% CIR	50%	£5,355,334	£4,567,093	£4,504,036	£4,488,970	£4,236,745	£3,984,518

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,381,822	£18,070	£92,126	£97,193	£349,419	£601,645
60% LAR : 40% CIR	5%	£802,833	£69,943	£60,900	£61,967	£289,253	£416,618
60% LAR : 40% CIR	10%	£223,543	£1,054,818	£1,117,874	£1,132,941	£1,385,167	£1,637,392
60% LAR : 40% CIR	15%	£355,995	£1,572,691	£1,636,747	£1,650,812	£1,903,040	£2,155,265
60% LAR : 40% CIR	20%	£934,734	£2,090,565	£2,153,621	£2,168,688	£2,420,914	£2,673,140
60% LAR : 40% CIR	25%	£1,513,872	£2,608,438	£2,671,405	£2,686,462	£2,938,688	£3,190,913
60% LAR : 40% CIR	30%	£2,093,012	£3,126,312	£3,189,369	£3,204,435	£3,456,662	£3,708,887
60% LAR : 40% CIR	35%	£2,672,151	£3,644,186	£3,707,242	£3,722,310	£3,974,535	£4,226,760
60% LAR : 40% CIR	40%	£3,251,290	£4,162,060	£4,225,118	£4,240,185	£4,492,409	£4,744,634
60% LAR : 40% CIR	45%	£3,830,428	£4,679,933	£4,742,989	£4,758,057	£5,010,282	£5,262,508
60% LAR : 40% CIR	50%	£4,409,566	£5,197,807	£5,260,864	£5,275,930	£5,528,155	£5,780,382

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,428,122	£4,027,230	£3,964,174	£3,949,107	£3,696,881	£3,444,655
60% LAR : 40% CIR	5%	£4,848,983	£3,509,357	£3,446,300	£3,431,233	£3,179,007	£2,926,782
60% LAR : 40% CIR	10%	£4,269,843	£2,991,482	£2,928,426	£2,913,359	£2,661,133	£2,408,908
60% LAR : 40% CIR	15%	£3,690,705	£2,473,609	£2,410,553	£2,395,485	£2,143,260	£1,891,035
60% LAR : 40% CIR	20%	£3,111,566	£1,955,735	£1,892,679	£1,877,612	£1,625,386	£1,373,160
60% LAR : 40% CIR	25%	£2,532,428	£1,437,862	£1,374,805	£1,359,738	£1,107,512	£855,287
60% LAR : 40% CIR	30%	£1,953,288	£919,988	£856,931	£841,865	£589,639	£337,413
60% LAR : 40% CIR	35%	£1,374,149	£402,114	£339,058	£323,990	£71,765	£180,480
60% LAR : 40% CIR	40%	£795,011	£114,239	£49,188	£34,121	£248,109	£698,334
60% LAR : 40% CIR	45%	£215,872	£633,633	£696,589	£711,757	£963,982	£1,216,208
60% LAR : 40% CIR	50%	£383,268	£1,151,507	£1,214,464	£1,229,630	£1,481,857	£1,734,082

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,104,722	£5,703,930	£5,640,774	£5,625,707	£5,373,481	£5,121,255
60% LAR : 40% CIR	5%	£6,925,983	£5,185,957	£5,122,900	£5,107,833	£4,855,607	£4,603,382
60% LAR : 40% CIR	10%	£5,946,443	£4,668,082	£4,605,026	£4,589,959	£4,337,733	£4,085,508
60% LAR : 40% CIR	15%	£5,367,305	£4,150,209	£4,087,153	£4,072,085	£3,819,860	£3,567,635
60% LAR : 40% CIR	20%	£4,788,168	£3,632,335	£3,569,279	£3,554,212	£3,301,986	£3,049,760
60% LAR : 40% CIR	25%	£4,209,028	£3,114,462	£3,051,405	£3,036,338	£2,784,112	£2,531,887
60% LAR : 40% CIR	30%	£3,629,888	£2,596,588	£2,533,531	£2,518,465	£2,266,239	£2,014,013
60% LAR : 40% CIR	35%	£3,050,749	£2,078,714	£2,015,658	£2,000,590	£1,748,365	£1,496,140
60% LAR : 40% CIR	40%	£2,471,611	£1,560,840	£1,497,784	£1,482,717	£1,230,491	£978,266
60% LAR : 40% CIR	45%	£1,892,472	£1,042,967	£979,911	£964,843	£712,618	£460,392
60% LAR : 40% CIR	50%	£1,313,334	£525,093	£462,036	£446,970	£194,743	£37,518

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,988,822	£7,885,730	£7,822,774	£7,807,707	£7,555,481	£7,303,255
60% LAR : 40% CIR	5%	£8,507,483	£7,167,857	£7,104,900	£7,089,833	£6,837,607	£6,585,382
60% LAR : 40% CIR	10%	£7,928,343	£6,649,982	£6,586,926	£6,571,859	£6,319,633	£6,067,408
60% LAR : 40% CIR	15%	£7,349,205	£6,132,109	£6,069,053	£6,053,985	£5,801,760	£5,549,535
60% LAR : 40% CIR	20%	£6,770,066	£5,614,235	£5,551,179	£5,536,112	£5,283,886	£5,031,660
60% LAR : 40% CIR	25%	£6,190,928	£5,096,362	£5,033,305	£5,018,238	£4,766,012	£4,513,787
60% LAR : 40% CIR	30%	£5,611,788	£4,578,488	£4,515,431	£4,500,365	£4,248,139	£3,995,913
60% LAR : 40% CIR	35%	£5,032,649	£4,060,614	£3,997,558	£3,982,490	£3,730,265	£3,478,040
60% LAR : 40% CIR	40%	£4,453,511	£3,542,740	£3,479,684	£3,464,617	£3,212,391	£2,960,166
60% LAR : 40% CIR	45%	£3,874,372	£3,024,867	£2,961,811	£2,946,743	£2,694,518	£2,442,292
60% LAR : 40% CIR	50%	£3,295,234	£2,506,993	£2,443,936	£2,428,870	£2,176,645	£1,924,418

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone B - £950 psf
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No Units	30
Site Area	0.1 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,150,475	£10,739,504	£10,676,448	£10,661,381	£10,409,155	£10,156,929
60% LAR - 40% CIR	5%	£11,521,148	£10,117,947	£10,108,600	£10,093,823	£9,841,598	£9,589,372
60% LAR - 40% CIR	10%	£10,891,822	£9,694,390	£9,541,333	£9,526,266	£9,274,040	£9,021,815
60% LAR - 40% CIR	15%	£10,262,495	£9,036,832	£8,973,776	£8,958,708	£8,706,483	£8,454,258
60% LAR - 40% CIR	20%	£9,633,169	£8,469,274	£8,406,218	£8,391,151	£8,138,926	£7,886,700
60% LAR - 40% CIR	25%	£9,003,842	£7,901,717	£7,833,661	£7,823,594	£7,571,368	£7,319,142
60% LAR - 40% CIR	30%	£8,374,516	£7,334,160	£7,271,103	£7,256,036	£7,003,810	£6,751,585
60% LAR - 40% CIR	35%	£7,745,189	£6,766,602	£6,703,546	£6,688,478	£6,436,253	£6,184,028
60% LAR - 40% CIR	40%	£7,115,863	£6,199,045	£6,135,989	£6,120,921	£5,868,696	£5,616,471
60% LAR - 40% CIR	45%	£6,486,536	£5,631,487	£5,568,431	£5,553,364	£5,301,139	£5,048,914
60% LAR - 40% CIR	50%	£5,857,210	£5,063,930	£5,000,873	£4,985,807	£4,733,580	£4,481,355

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,385,575	£974,604	£911,548	£896,481	£844,255	£392,029
60% LAR - 40% CIR	5%	£1,756,249	£407,247	£343,990	£328,923	£276,698	£179,668
60% LAR - 40% CIR	10%	£1,126,922	£10,330	£224,597	£223,834	£189,954	£143,085
60% LAR - 40% CIR	15%	£497,595	£728,068	£701,124	£606,192	£1,058,417	£1,310,642
60% LAR - 40% CIR	20%	£191,731	£1,295,026	£1,358,682	£1,373,749	£1,625,974	£1,878,200
60% LAR - 40% CIR	25%	£161,663	£1,863,183	£1,926,239	£1,941,306	£2,193,532	£2,445,758
60% LAR - 40% CIR	30%	£1,360,384	£2,430,740	£2,493,797	£2,508,854	£2,761,080	£3,013,315
60% LAR - 40% CIR	35%	£2,019,711	£2,998,298	£3,061,354	£3,076,422	£3,328,647	£3,580,872
60% LAR - 40% CIR	40%	£2,649,037	£3,566,855	£3,629,911	£3,644,979	£3,897,204	£4,149,429
60% LAR - 40% CIR	45%	£3,278,364	£4,134,413	£4,196,969	£4,211,536	£4,463,761	£4,715,986
60% LAR - 40% CIR	50%	£3,907,690	£4,701,970	£4,764,027	£4,779,095	£5,031,320	£5,283,545

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,431,875	£5,020,904	£4,957,848	£4,942,781	£4,690,555	£4,438,329
60% LAR - 40% CIR	5%	£5,802,549	£4,453,347	£4,390,290	£4,375,223	£4,123,000	£3,870,774
60% LAR - 40% CIR	10%	£5,173,222	£3,885,790	£3,822,733	£3,807,666	£3,555,440	£3,303,215
60% LAR - 40% CIR	15%	£4,543,895	£3,318,232	£3,255,176	£3,240,108	£2,987,883	£2,735,658
60% LAR - 40% CIR	20%	£3,914,569	£2,750,674	£2,687,618	£2,672,551	£2,420,326	£2,168,100
60% LAR - 40% CIR	25%	£3,285,242	£2,183,117	£2,120,061	£2,104,994	£1,852,768	£1,600,542
60% LAR - 40% CIR	30%	£2,655,916	£1,615,560	£1,552,503	£1,537,436	£1,285,210	£1,032,985
60% LAR - 40% CIR	35%	£2,026,589	£1,048,002	£984,946	£969,878	£717,653	£465,428
60% LAR - 40% CIR	40%	£1,397,263	£480,445	£417,389	£402,321	£150,096	£108,029
60% LAR - 40% CIR	45%	£767,936	£87,113	£150,169	£165,236	£117,461	£69,688
60% LAR - 40% CIR	50%	£138,610	£854,679	£717,727	£732,793	£685,026	£1,297,245

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£8,108,475	£6,697,504	£6,634,448	£6,619,381	£6,367,155	£6,114,929
60% LAR - 40% CIR	5%	£7,479,148	£6,030,947	£5,967,890	£5,952,823	£5,700,598	£5,448,372
60% LAR - 40% CIR	10%	£6,849,822	£5,363,390	£5,299,333	£5,284,266	£5,032,040	£4,779,815
60% LAR - 40% CIR	15%	£6,220,495	£4,695,832	£4,631,776	£4,616,708	£4,364,483	£4,112,258
60% LAR - 40% CIR	20%	£5,591,169	£4,028,274	£3,964,218	£3,949,151	£3,696,926	£3,444,700
60% LAR - 40% CIR	25%	£4,961,842	£3,360,717	£3,296,661	£3,281,594	£3,029,368	£2,777,142
60% LAR - 40% CIR	30%	£4,332,516	£2,693,160	£2,629,103	£2,614,036	£2,361,810	£2,109,585
60% LAR - 40% CIR	35%	£3,703,189	£2,025,602	£1,961,546	£1,946,478	£1,694,253	£1,442,028
60% LAR - 40% CIR	40%	£3,073,863	£1,358,045	£1,293,989	£1,278,921	£1,026,696	£774,471
60% LAR - 40% CIR	45%	£2,444,536	£690,487	£626,431	£611,364	£359,139	£106,914
60% LAR - 40% CIR	50%	£1,815,210	£1,021,930	£958,873	£943,807	£691,580	£439,355

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£10,980,375	£8,619,404	£8,616,348	£8,601,281	£8,349,055	£8,096,829
60% LAR - 40% CIR	5%	£9,461,048	£8,111,847	£8,048,790	£8,033,723	£7,781,498	£7,529,272
60% LAR - 40% CIR	10%	£8,831,722	£7,544,290	£7,481,233	£7,466,166	£7,213,940	£6,961,715
60% LAR - 40% CIR	15%	£8,202,395	£6,976,732	£6,913,676	£6,898,608	£6,646,383	£6,394,158
60% LAR - 40% CIR	20%	£7,573,069	£6,409,174	£6,346,118	£6,331,051	£6,078,826	£5,826,600
60% LAR - 40% CIR	25%	£6,943,742	£5,841,617	£5,778,561	£5,763,494	£5,511,268	£5,259,042
60% LAR - 40% CIR	30%	£6,314,416	£5,274,060	£5,211,003	£5,195,936	£4,943,710	£4,691,485
60% LAR - 40% CIR	35%	£5,685,089	£4,706,502	£4,643,446	£4,628,378	£4,376,153	£4,123,928
60% LAR - 40% CIR	40%	£5,055,763	£4,138,945	£4,075,889	£4,060,821	£3,808,596	£3,556,371
60% LAR - 40% CIR	45%	£4,426,436	£3,571,387	£3,508,331	£3,493,264	£3,241,039	£2,988,814
60% LAR - 40% CIR	50%	£3,797,110	£3,003,830	£2,940,773	£2,925,707	£2,673,480	£2,421,255

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone B - £1,000 psf
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No Units	30
Site Area	0.1 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£13,154,227	£11,733,178	£11,670,122	£11,655,055	£11,402,830	£11,150,604
60% LAR - 40% CIR	5%	£12,474,714	£11,115,937	£11,052,881	£11,037,814	£10,785,589	£10,533,362
60% LAR - 40% CIR	10%	£11,795,199	£10,498,696	£10,435,639	£10,420,573	£10,168,347	£9,916,122
60% LAR - 40% CIR	15%	£11,115,685	£9,881,455	£9,818,399	£9,803,331	£9,551,106	£9,298,881
60% LAR - 40% CIR	20%	£10,436,172	£9,264,214	£9,201,158	£9,186,090	£8,933,865	£8,681,640
60% LAR - 40% CIR	25%	£9,756,657	£8,646,973	£8,583,917	£8,568,849	£8,316,624	£8,064,398
60% LAR - 40% CIR	30%	£9,077,143	£8,029,732	£7,966,675	£7,951,608	£7,699,382	£7,447,157
60% LAR - 40% CIR	35%	£8,397,628	£7,412,491	£7,349,434	£7,334,367	£7,082,141	£6,829,916
60% LAR - 40% CIR	40%	£7,718,115	£6,795,249	£6,732,193	£6,717,125	£6,464,900	£6,212,675
60% LAR - 40% CIR	45%	£7,038,600	£6,178,008	£6,114,952	£6,099,885	£5,847,659	£5,595,433
60% LAR - 40% CIR	50%	£6,359,086	£5,560,767	£5,497,710	£5,482,644	£5,230,418	£4,978,192

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£3,389,327	£1,988,278	£1,905,222	£1,890,155	£1,637,930	£1,385,704
60% LAR - 40% CIR	5%	£2,709,814	£1,369,765	£1,286,709	£1,271,642	£1,019,417	£787,191
60% LAR - 40% CIR	10%	£2,030,299	£753,252	£670,239	£655,172	£402,947	£150,722
60% LAR - 40% CIR	15%	£1,350,785	£116,555	£3,499	£3,431	£-213,794	£-466,019
60% LAR - 40% CIR	20%	£671,272	£-450,888	£-933,742	£-918,675	£-666,450	£-414,224
60% LAR - 40% CIR	25%	£-1,241	£-1,117,667	£-1,102,600	£-1,087,533	£-835,308	£-583,082
60% LAR - 40% CIR	30%	£-687,757	£-1,735,168	£-1,720,101	£-1,705,034	£-1,452,809	£-1,200,583
60% LAR - 40% CIR	35%	£-1,367,272	£-2,352,669	£-2,337,602	£-2,322,535	£-1,990,310	£-1,738,084
60% LAR - 40% CIR	40%	£-2,046,787	£-2,970,170	£-2,955,103	£-2,940,036	£-2,507,811	£-2,255,585
60% LAR - 40% CIR	45%	£-2,726,300	£-3,587,671	£-3,572,604	£-3,557,537	£-3,125,312	£-2,873,086
60% LAR - 40% CIR	50%	£-3,405,814	£-4,205,172	£-4,190,105	£-4,175,038	£-3,742,813	£-3,490,587

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£7,435,627	£6,014,578	£5,951,522	£5,936,455	£5,684,230	£5,432,004
60% LAR - 40% CIR	5%	£6,756,114	£5,335,065	£5,272,009	£5,256,942	£5,004,717	£4,752,491
60% LAR - 40% CIR	10%	£6,076,599	£4,709,096	£4,646,040	£4,630,973	£4,378,748	£4,126,522
60% LAR - 40% CIR	15%	£5,397,085	£4,162,855	£4,099,799	£4,084,731	£3,832,506	£3,580,281
60% LAR - 40% CIR	20%	£4,717,572	£3,546,614	£3,483,558	£3,468,490	£3,216,265	£2,964,040
60% LAR - 40% CIR	25%	£4,038,057	£2,930,373	£2,867,317	£2,852,249	£2,599,024	£2,346,798
60% LAR - 40% CIR	30%	£3,358,543	£2,314,132	£2,248,075	£2,233,008	£1,980,782	£1,728,557
60% LAR - 40% CIR	35%	£2,679,028	£1,697,891	£1,631,834	£1,616,767	£1,363,541	£1,111,316
60% LAR - 40% CIR	40%	£1,999,515	£1,078,649	£1,012,592	£997,525	£744,300	£492,074
60% LAR - 40% CIR	45%	£1,320,000	£459,408	£396,352	£381,285	£129,059	£-123,167
60% LAR - 40% CIR	50%	£640,486	£-167,833	£-220,880	£-205,813	£-148,587	£-101,361

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£9,112,227	£7,691,178	£7,628,122	£7,613,055	£7,360,830	£7,108,604
60% LAR - 40% CIR	5%	£8,432,714	£7,011,665	£6,948,609	£6,933,542	£6,681,317	£6,429,091
60% LAR - 40% CIR	10%	£7,753,199	£6,394,696	£6,331,640	£6,316,573	£6,064,348	£5,812,122
60% LAR - 40% CIR	15%	£7,073,685	£5,779,455	£5,716,399	£5,701,331	£5,449,106	£5,196,881
60% LAR - 40% CIR	20%	£6,394,172	£5,164,214	£5,101,158	£5,086,090	£4,833,865	£4,581,640
60% LAR - 40% CIR	25%	£5,714,657	£4,548,973	£4,485,917	£4,470,849	£4,218,624	£3,966,398
60% LAR - 40% CIR	30%	£5,035,143	£3,933,732	£3,870,675	£3,855,608	£3,603,382	£3,351,157
60% LAR - 40% CIR	35%	£4,355,628	£3,318,491	£3,255,434	£3,240,367	£2,988,141	£2,735,916
60% LAR - 40% CIR	40%	£3,676,115	£2,703,249	£2,640,193	£2,625,125	£2,372,900	£2,120,675
60% LAR - 40% CIR	45%	£2,996,600	£2,088,008	£2,024,952	£2,009,885	£1,757,659	£1,505,433
60% LAR - 40% CIR	50%	£2,317,086	£1,470,767	£1,407,710	£1,392,644	£1,140,418	£892,192

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£11,094,127	£9,673,078	£9,610,022	£9,594,955	£9,342,730	£9,090,504
60% LAR - 40% CIR	5%	£10,414,614	£9,053,565	£8,990,509	£8,975,442	£8,723,217	£8,471,001
60% LAR - 40% CIR	10%	£9,735,099	£8,438,596	£8,375,540	£8,360,473	£8,108,248	£7,856,022
60% LAR - 40% CIR	15%	£9,055,585	£7,823,355	£7,760,299	£7,745,231	£7,493,006	£7,240,781
60% LAR - 40% CIR	20%	£8,376,072	£7,208,114	£7,145,058	£7,130,000	£6,877,775	£6,625,549
60% LAR - 40% CIR	25%	£7,696,557	£6,592,873	£6,529,817	£6,514,750	£6,262,525	£6,010,299
60% LAR - 40% CIR	30%	£7,017,043	£5,979,632	£5,916,575	£5,891,508	£5,639,282	£5,387,057
60% LAR - 40% CIR	35%	£6,337,528	£5,366,391	£5,303,334	£5,278,267	£5,026,041	£4,773,816
60% LAR - 40% CIR	40%	£5,658,015	£4,753,149	£4,690,092	£4,665,025	£4,412,799	£4,160,574
60% LAR - 40% CIR	45%	£4,978,500	£4,139,908	£4,076,851	£4,051,784	£3,799,558	£3,547,333
60% LAR - 40% CIR	50%	£4,298,986	£3,526,667	£3,463,610	£3,438,543	£3,186,317	£2,934,091

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone B - £1,050 psf
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No Units	30
Site Area	0.1 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£14,157,981	£12,723,349	£12,661,240	£12,646,399	£12,396,504	£12,144,278	£11,477,354
60% LAR : 40% CIR	5%	£13,428,279	£12,056,752	£11,994,643	£11,979,802	£11,720,559	£11,477,354	£10,810,428
60% LAR : 40% CIR	10%	£12,698,577	£11,390,155	£11,328,046	£11,313,205	£11,062,654	£10,810,428	£10,143,504
60% LAR : 40% CIR	15%	£11,968,875	£10,723,558	£10,661,449	£10,646,608	£10,395,729	£10,143,504	£9,476,579
60% LAR : 40% CIR	20%	£11,239,173	£10,056,960	£9,994,852	£9,980,011	£9,729,604	£9,476,579	£8,809,654
60% LAR : 40% CIR	25%	£10,509,471	£9,390,363	£9,328,255	£9,313,414	£9,062,880	£8,809,654	£8,142,729
60% LAR : 40% CIR	30%	£9,779,771	£8,723,766	£8,661,658	£8,646,817	£8,396,355	£8,142,729	£7,476,804
60% LAR : 40% CIR	35%	£9,050,069	£8,057,169	£7,995,050	£7,980,209	£7,729,604	£7,476,804	£6,809,880
60% LAR : 40% CIR	40%	£8,320,367	£7,390,572	£7,328,397	£7,313,556	£7,062,995	£6,809,880	£6,141,955
60% LAR : 40% CIR	45%	£7,590,665	£6,723,975	£6,661,473	£6,646,632	£6,396,170	£6,141,955	£5,475,029
60% LAR : 40% CIR	50%	£6,860,963	£6,057,378	£5,994,876	£5,979,481	£5,729,255	£5,475,029	

Residual Land values compared to benchmark land values

Higher Value Secondary Offices £97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,393,081	£2,958,449	£2,896,340	£2,881,499	£2,631,604	£2,379,378	
60% LAR : 40% CIR	5%	£3,663,379	£2,291,852	£2,229,743	£2,214,902	£1,964,979	£1,712,454	
60% LAR : 40% CIR	10%	£2,933,677	£1,625,255	£1,563,146	£1,548,305	£1,297,754	£1,045,229	
60% LAR : 40% CIR	15%	£2,203,975	£958,658	£896,549	£881,708	£630,829	£378,604	
60% LAR : 40% CIR	20%	£1,474,273	£292,060	£229,952	£215,111	£68,096	£-288,321	
60% LAR : 40% CIR	25%	£744,571	£-384,537	£-446,646	£-461,487	£-712,454	£-960,329	
60% LAR : 40% CIR	30%	£14,871	£-1,041,134	£-1,103,242	£-1,118,080	£-1,369,945	£-1,622,171	
60% LAR : 40% CIR	35%	£-714,811	£-1,707,731	£-1,769,840	£-1,784,690	£-2,036,671	£-2,289,096	
60% LAR : 40% CIR	40%	£-1,444,633	£-2,374,327	£-2,436,436	£-2,451,279	£-2,703,196	£-2,955,029	
60% LAR : 40% CIR	45%	£-2,174,325	£-3,040,924	£-3,103,022	£-3,118,495	£-3,370,720	£-3,622,945	
60% LAR : 40% CIR	50%	£-2,903,937	£-3,707,522	£-3,770,352	£-3,785,419	£-4,037,645	£-4,289,871	

Residual Land values compared to benchmark land values

Medium Value Secondary Offices £57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,439,381	£7,004,749	£6,942,640	£6,927,799	£6,677,904	£6,425,678	
60% LAR : 40% CIR	5%	£7,709,679	£6,338,152	£6,276,043	£6,261,202	£6,011,307	£5,759,081	
60% LAR : 40% CIR	10%	£6,979,977	£5,671,555	£5,609,446	£5,594,605	£5,344,054	£5,091,828	
60% LAR : 40% CIR	15%	£6,250,275	£5,004,958	£4,942,849	£4,928,008	£4,677,129	£4,424,904	
60% LAR : 40% CIR	20%	£5,520,573	£4,338,360	£4,276,251	£4,261,410	£4,010,234	£3,757,979	
60% LAR : 40% CIR	25%	£4,790,871	£3,671,763	£3,609,654	£3,594,813	£3,343,280	£3,091,054	
60% LAR : 40% CIR	30%	£4,061,171	£3,005,166	£2,943,057	£2,928,217	£2,676,355	£2,424,129	
60% LAR : 40% CIR	35%	£3,331,469	£2,338,569	£2,276,460	£2,261,620	£2,009,429	£1,757,204	
60% LAR : 40% CIR	40%	£2,601,767	£1,671,972	£1,609,863	£1,594,720	£1,342,525	£1,090,299	
60% LAR : 40% CIR	45%	£1,872,065	£1,005,376	£943,267	£927,805	£675,580	£423,355	
60% LAR : 40% CIR	50%	£1,142,363	£338,778	£275,948	£260,881	£8,655	£-243,871	

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space £40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,115,981	£8,681,349	£8,619,240	£8,604,399	£8,354,504	£8,102,278	
60% LAR : 40% CIR	5%	£9,386,279	£8,014,752	£7,952,643	£7,937,802	£7,687,907	£7,435,681	
60% LAR : 40% CIR	10%	£8,656,577	£7,348,155	£7,286,046	£7,271,205	£7,020,654	£6,768,428	
60% LAR : 40% CIR	15%	£7,926,875	£6,681,558	£6,619,449	£6,604,608	£6,353,729	£6,101,504	
60% LAR : 40% CIR	20%	£7,197,173	£6,014,960	£5,952,851	£5,938,010	£5,687,131	£5,434,904	
60% LAR : 40% CIR	25%	£6,467,471	£5,348,363	£5,286,254	£5,271,413	£5,020,534	£4,768,308	
60% LAR : 40% CIR	30%	£5,737,771	£4,681,766	£4,619,657	£4,604,816	£4,353,937	£4,101,711	
60% LAR : 40% CIR	35%	£5,008,069	£4,015,169	£3,953,060	£3,938,219	£3,687,340	£3,435,114	
60% LAR : 40% CIR	40%	£4,278,367	£3,348,572	£3,286,463	£3,271,622	£3,020,743	£2,768,517	
60% LAR : 40% CIR	45%	£3,548,665	£2,681,976	£2,619,867	£2,604,405	£2,353,526	£2,099,951	
60% LAR : 40% CIR	50%	£2,818,963	£2,015,378	£1,953,269	£1,937,481	£1,686,255	£1,433,029	

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution £20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,997,981	£10,663,249	£10,601,140	£10,586,299	£10,336,404	£10,084,178	
60% LAR : 40% CIR	5%	£11,268,179	£9,338,552	£9,276,443	£9,261,602	£8,911,707	£8,659,481	
60% LAR : 40% CIR	10%	£10,538,477	£8,671,955	£8,609,846	£8,595,005	£8,344,054	£8,091,828	
60% LAR : 40% CIR	15%	£9,808,775	£8,005,358	£7,943,249	£7,928,408	£7,677,529	£7,425,304	
60% LAR : 40% CIR	20%	£9,079,073	£7,338,760	£7,276,651	£7,261,810	£7,010,931	£6,758,704	
60% LAR : 40% CIR	25%	£8,349,371	£6,672,163	£6,610,054	£6,595,213	£6,344,334	£6,092,108	
60% LAR : 40% CIR	30%	£7,619,671	£6,005,566	£5,943,457	£5,928,616	£5,677,737	£5,425,511	
60% LAR : 40% CIR	35%	£6,889,969	£5,338,969	£5,276,860	£5,262,019	£5,011,140	£4,758,914	
60% LAR : 40% CIR	40%	£6,160,267	£4,672,372	£4,610,263	£4,595,422	£4,344,543	£4,092,317	
60% LAR : 40% CIR	45%	£5,430,565	£4,005,774	£3,943,665	£3,928,824	£3,677,945	£3,425,719	
60% LAR : 40% CIR	50%	£4,700,863	£3,339,177	£3,277,068	£3,262,227	£3,011,348	£2,759,122	

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone B - £1,100 psf
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No Units	30
Site Area	0.1 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£15,161,734	£13,711,052	£13,648,943	£13,634,102	£13,385,667	£13,137,232
60% LAR - 40% CIR	5%	£14,381,845	£12,955,070	£12,932,960	£12,918,120	£12,668,685	£12,421,251
60% LAR - 40% CIR	10%	£13,601,955	£12,279,087	£12,216,978	£12,202,138	£11,953,703	£11,704,735
60% LAR - 40% CIR	15%	£12,822,065	£11,563,105	£11,500,997	£11,486,155	£11,237,720	£10,988,127
60% LAR - 40% CIR	20%	£12,042,176	£10,847,123	£10,785,015	£10,770,173	£10,521,739	£10,271,518
60% LAR - 40% CIR	25%	£11,262,287	£10,131,141	£10,069,032	£10,054,191	£9,805,757	£9,554,910
60% LAR - 40% CIR	30%	£10,482,397	£9,415,158	£9,353,050	£9,338,209	£9,089,775	£8,838,301
60% LAR - 40% CIR	35%	£9,702,508	£8,699,176	£8,637,068	£8,622,226	£8,373,792	£8,121,692
60% LAR - 40% CIR	40%	£8,922,619	£7,983,194	£7,921,086	£7,906,245	£7,657,811	£7,405,984
60% LAR - 40% CIR	45%	£8,142,729	£7,267,212	£7,205,103	£7,190,263	£6,941,701	£6,688,476
60% LAR - 40% CIR	50%	£7,362,839	£6,551,229	£6,489,121	£6,474,280	£6,224,993	£5,971,866

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£5,396,834	£5,946,152	£3,884,043	£3,869,202	£3,620,767	£3,372,332
60% LAR - 40% CIR	5%	£4,616,945	£5,230,170	£3,168,060	£3,153,220	£2,904,785	£2,656,351
60% LAR - 40% CIR	10%	£3,837,055	£2,514,187	£2,452,078	£2,437,238	£2,188,803	£1,939,836
60% LAR - 40% CIR	15%	£3,057,165	£1,798,205	£1,736,097	£1,721,255	£1,472,820	£1,223,227
60% LAR - 40% CIR	20%	£2,277,276	£1,082,223	£1,020,115	£1,005,273	£756,839	£506,618
60% LAR - 40% CIR	25%	£1,497,387	£366,241	£304,132	£289,291	£40,857	£-598,699
60% LAR - 40% CIR	30%	£717,497	£-349,742	£-311,850	£-305,011	£-675,125	£-926,599
60% LAR - 40% CIR	35%	£-62,392	£-1,095,724	£-1,127,832	£-1,142,674	£-1,991,108	£-1,943,208
60% LAR - 40% CIR	40%	£-462,361	£-1,761,705	£-1,763,814	£-1,858,695	£-2,112,591	£-2,359,816
60% LAR - 40% CIR	45%	£-1,622,171	£-2,497,686	£-2,559,797	£-2,574,637	£-2,824,199	£-3,076,424
60% LAR - 40% CIR	50%	£-2,402,061	£-3,213,671	£-3,275,779	£-3,290,620	£-3,540,807	£-3,793,034

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£9,443,134	£7,992,452	£7,930,343	£7,915,502	£7,667,067	£7,418,632
60% LAR - 40% CIR	5%	£8,663,245	£7,276,470	£7,214,360	£7,199,520	£6,951,085	£6,702,651
60% LAR - 40% CIR	10%	£7,883,355	£6,560,487	£6,498,378	£6,483,538	£6,235,103	£5,986,135
60% LAR - 40% CIR	15%	£7,103,465	£5,844,505	£5,782,397	£5,767,555	£5,519,120	£5,269,527
60% LAR - 40% CIR	20%	£6,323,576	£5,128,523	£5,066,415	£5,051,573	£4,803,139	£4,552,918
60% LAR - 40% CIR	25%	£5,543,687	£4,412,541	£4,350,432	£4,335,591	£4,087,157	£3,836,310
60% LAR - 40% CIR	30%	£4,763,797	£3,696,558	£3,634,450	£3,619,609	£3,371,175	£3,119,701
60% LAR - 40% CIR	35%	£3,983,908	£2,980,576	£2,918,468	£2,903,626	£2,655,192	£2,403,092
60% LAR - 40% CIR	40%	£3,204,019	£2,264,594	£2,202,486	£2,187,645	£1,939,211	£1,686,484
60% LAR - 40% CIR	45%	£2,424,129	£1,548,612	£1,486,503	£1,471,663	£1,223,101	£969,876
60% LAR - 40% CIR	50%	£1,644,239	£832,629	£770,521	£755,680	£505,493	£253,266

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£11,119,734	£9,669,052	£9,606,943	£9,592,102	£9,343,667	£9,095,232
60% LAR - 40% CIR	5%	£10,339,845	£8,953,070	£8,890,960	£8,876,120	£8,627,685	£8,379,251
60% LAR - 40% CIR	10%	£9,559,955	£8,237,087	£8,174,978	£8,160,138	£7,911,703	£7,662,735
60% LAR - 40% CIR	15%	£8,780,065	£7,521,105	£7,458,997	£7,444,155	£7,195,720	£6,946,127
60% LAR - 40% CIR	20%	£8,000,176	£6,805,123	£6,743,015	£6,728,173	£6,479,739	£6,229,518
60% LAR - 40% CIR	25%	£7,220,287	£6,089,141	£6,027,032	£6,012,191	£5,763,757	£5,514,910
60% LAR - 40% CIR	30%	£6,440,397	£5,373,158	£5,311,050	£5,296,209	£5,047,775	£4,798,301
60% LAR - 40% CIR	35%	£5,660,508	£4,657,176	£4,595,068	£4,580,226	£4,331,792	£4,079,692
60% LAR - 40% CIR	40%	£4,880,619	£3,941,194	£3,879,086	£3,864,245	£3,615,811	£3,363,084
60% LAR - 40% CIR	45%	£4,100,729	£3,225,212	£3,163,103	£3,148,263	£2,898,701	£2,646,476
60% LAR - 40% CIR	50%	£3,320,839	£2,509,229	£2,447,121	£2,432,280	£2,182,993	£1,929,866

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£15,107,834	£11,850,952	£11,588,943	£11,574,102	£11,325,667	£11,077,132
60% LAR - 40% CIR	5%	£12,321,745	£10,554,970	£10,292,960	£10,278,120	£10,029,685	£9,781,151
60% LAR - 40% CIR	10%	£11,541,855	£10,218,987	£10,156,978	£10,142,138	£9,893,703	£9,644,635
60% LAR - 40% CIR	15%	£10,761,965	£9,503,005	£9,440,997	£9,426,155	£9,177,720	£8,928,027
60% LAR - 40% CIR	20%	£9,982,076	£8,787,023	£8,725,015	£8,710,173	£8,461,739	£8,211,418
60% LAR - 40% CIR	25%	£9,202,187	£8,071,041	£8,009,032	£8,004,191	£7,755,757	£7,506,810
60% LAR - 40% CIR	30%	£8,422,297	£7,355,058	£7,292,950	£7,278,109	£7,029,675	£6,779,201
60% LAR - 40% CIR	35%	£7,642,408	£6,639,076	£6,576,968	£6,562,126	£6,313,692	£6,063,592
60% LAR - 40% CIR	40%	£6,862,519	£5,923,094	£5,860,986	£5,846,145	£5,597,711	£5,347,984
60% LAR - 40% CIR	45%	£6,082,629	£5,207,112	£5,145,003	£5,130,163	£4,881,729	£4,628,376
60% LAR - 40% CIR	50%	£5,302,739	£4,491,129	£4,429,021	£4,414,180	£4,165,745	£3,911,766

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone B - £1,150 psf
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No Units	30
Site Area	0.1 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£16,165,487	£14,888,755	£14,636,646	£14,621,805	£14,373,370	£14,124,935
60% LAR : 40% CIR	5%	£15,335,410	£13,933,387	£13,871,276	£13,856,438	£13,608,003	£13,359,569
60% LAR : 40% CIR	10%	£14,505,333	£13,168,020	£13,105,912	£13,091,071	£12,842,636	£12,594,201
60% LAR : 40% CIR	15%	£13,675,256	£12,402,652	£12,340,544	£12,325,703	£12,077,268	£11,828,833
60% LAR : 40% CIR	20%	£12,845,179	£11,637,286	£11,575,176	£11,560,336	£11,311,901	£11,063,466
60% LAR : 40% CIR	25%	£12,015,102	£10,871,918	£10,809,809	£10,794,968	£10,546,533	£10,298,099
60% LAR : 40% CIR	30%	£11,185,024	£10,106,550	£10,044,442	£10,029,602	£9,781,167	£9,532,732
60% LAR : 40% CIR	35%	£10,354,948	£9,341,183	£9,279,074	£9,264,234	£9,015,799	£8,767,364
60% LAR : 40% CIR	40%	£9,524,871	£8,575,816	£8,513,707	£8,498,866	£8,250,431	£8,001,996
60% LAR : 40% CIR	45%	£8,694,793	£7,810,449	£7,748,339	£7,733,499	£7,485,064	£7,236,629
60% LAR : 40% CIR	50%	£7,864,716	£7,045,081	£6,982,973	£6,968,132	£6,719,697	£6,468,703

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£8,400,587	£4,933,855	£4,871,746	£4,856,905	£4,608,470	£4,360,035
60% LAR : 40% CIR	5%	£5,570,510	£4,168,487	£4,106,378	£4,091,538	£3,843,103	£3,594,668
60% LAR : 40% CIR	10%	£4,740,433	£3,403,120	£3,341,012	£3,326,171	£3,077,736	£2,829,301
60% LAR : 40% CIR	15%	£3,910,356	£2,637,752	£2,575,644	£2,560,803	£2,312,368	£2,063,933
60% LAR : 40% CIR	20%	£3,080,279	£1,872,386	£1,810,278	£1,795,438	£1,547,003	£1,298,568
60% LAR : 40% CIR	25%	£2,250,202	£1,107,019	£1,044,911	£1,030,071	£781,636	£533,201
60% LAR : 40% CIR	30%	£1,420,124	£341,650	£279,542	£264,702	£16,267	£-232,168
60% LAR : 40% CIR	35%	£590,048	£-132,717	£-88,836	£-50,899	£-749,101	£-997,636
60% LAR : 40% CIR	40%	£-280,969	£-380,944	£-425,163	£-426,064	£-514,488	£-603,612
60% LAR : 40% CIR	45%	£-1,070,107	£-1,364,451	£-1,616,561	£-1,631,401	£-2,279,836	£-2,929,904
60% LAR : 40% CIR	50%	£-1,900,184	£-2,719,819	£-3,271,927	£-3,298,768	£-4,045,203	£-4,796,187

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£10,446,887	£8,980,155	£8,918,046	£8,903,205	£8,654,770	£8,406,335
60% LAR : 40% CIR	5%	£9,616,810	£8,168,487	£8,106,378	£8,091,538	£7,843,103	£7,594,668
60% LAR : 40% CIR	10%	£8,786,733	£7,449,420	£7,387,312	£7,372,471	£7,124,036	£6,875,601
60% LAR : 40% CIR	15%	£7,956,656	£6,684,052	£6,621,944	£6,607,103	£6,358,668	£6,110,233
60% LAR : 40% CIR	20%	£7,126,579	£5,918,686	£5,856,578	£5,841,738	£5,593,303	£5,344,868
60% LAR : 40% CIR	25%	£6,296,502	£5,153,318	£5,091,210	£5,076,369	£4,827,934	£4,579,499
60% LAR : 40% CIR	30%	£5,466,424	£4,387,950	£4,325,842	£4,311,002	£4,062,567	£3,814,132
60% LAR : 40% CIR	35%	£4,636,348	£3,622,583	£3,560,474	£3,545,634	£3,297,199	£3,048,764
60% LAR : 40% CIR	40%	£3,806,271	£2,857,216	£2,795,107	£2,780,266	£2,531,831	£2,283,396
60% LAR : 40% CIR	45%	£2,976,193	£2,091,849	£2,029,739	£2,014,899	£1,766,464	£1,518,029
60% LAR : 40% CIR	50%	£2,146,116	£1,326,481	£1,264,373	£1,249,532	£1,001,097	£752,662

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£12,123,487	£10,656,755	£10,594,646	£10,579,805	£10,331,370	£10,082,935
60% LAR : 40% CIR	5%	£11,293,410	£9,891,387	£9,829,278	£9,814,438	£9,566,003	£9,317,569
60% LAR : 40% CIR	10%	£10,463,333	£9,126,020	£9,063,912	£9,049,071	£8,800,636	£8,552,201
60% LAR : 40% CIR	15%	£9,633,256	£8,360,652	£8,298,544	£8,283,703	£8,035,268	£7,786,833
60% LAR : 40% CIR	20%	£8,803,179	£7,595,286	£7,533,176	£7,518,336	£7,269,901	£7,021,466
60% LAR : 40% CIR	25%	£7,973,102	£6,829,918	£6,767,809	£6,752,968	£6,504,533	£6,256,099
60% LAR : 40% CIR	30%	£7,143,024	£6,064,550	£6,002,442	£5,987,602	£5,739,167	£5,490,732
60% LAR : 40% CIR	35%	£6,312,948	£5,299,183	£5,237,074	£5,222,234	£4,973,799	£4,725,364
60% LAR : 40% CIR	40%	£5,482,871	£4,533,816	£4,471,707	£4,456,866	£4,208,431	£3,960,000
60% LAR : 40% CIR	45%	£4,652,793	£3,768,449	£3,706,339	£3,691,499	£3,443,064	£3,194,629
60% LAR : 40% CIR	50%	£3,822,716	£3,003,081	£2,940,973	£2,926,132	£2,677,697	£2,428,703

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£14,105,387	£12,638,655	£12,576,546	£12,561,705	£12,313,270	£12,064,835
60% LAR : 40% CIR	5%	£13,275,310	£11,873,287	£11,811,178	£11,796,338	£11,547,903	£11,299,468
60% LAR : 40% CIR	10%	£12,445,233	£11,107,920	£11,045,812	£11,030,971	£10,782,536	£10,534,101
60% LAR : 40% CIR	15%	£11,615,156	£10,342,552	£10,280,444	£10,265,603	£10,017,168	£9,768,733
60% LAR : 40% CIR	20%	£10,785,079	£9,577,186	£9,515,078	£9,500,238	£9,251,803	£9,003,368
60% LAR : 40% CIR	25%	£9,955,002	£8,811,818	£8,749,709	£8,734,868	£8,486,433	£8,237,999
60% LAR : 40% CIR	30%	£9,124,924	£8,046,450	£7,984,342	£7,969,502	£7,721,067	£7,472,632
60% LAR : 40% CIR	35%	£8,294,848	£7,281,083	£7,218,974	£7,204,134	£6,955,699	£6,707,264
60% LAR : 40% CIR	40%	£7,464,771	£6,515,716	£6,453,607	£6,438,766	£6,190,331	£5,941,896
60% LAR : 40% CIR	45%	£6,634,693	£5,750,349	£5,688,239	£5,673,399	£5,424,964	£5,176,529
60% LAR : 40% CIR	50%	£5,804,616	£4,984,981	£4,922,873	£4,908,032	£4,659,597	£4,408,603

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone B - £1,200 psf
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No Units	30
Site Area	0.1 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£17,169,241	£15,886,458	£15,624,349	£15,609,508	£15,361,073	£15,112,638
60% LAR : 40% CIR	5%	£16,288,976	£14,871,705	£14,809,597	£14,794,755	£14,546,320	£14,297,885
60% LAR : 40% CIR	10%	£15,408,711	£14,056,952	£13,994,844	£13,980,003	£13,731,568	£13,483,134
60% LAR : 40% CIR	15%	£14,528,446	£13,242,200	£13,180,091	£13,165,250	£12,916,815	£12,668,382
60% LAR : 40% CIR	20%	£13,648,181	£12,427,447	£12,365,339	£12,350,498	£12,102,064	£11,853,629
60% LAR : 40% CIR	25%	£12,767,916	£11,612,695	£11,550,586	£11,535,745	£11,287,311	£11,038,876
60% LAR : 40% CIR	30%	£11,887,652	£10,797,942	£10,735,834	£10,720,994	£10,472,559	£10,224,124
60% LAR : 40% CIR	35%	£11,007,387	£9,983,190	£9,921,081	£9,906,241	£9,657,806	£9,409,371
60% LAR : 40% CIR	40%	£10,127,122	£9,168,437	£9,106,329	£9,091,489	£8,843,054	£8,594,619
60% LAR : 40% CIR	45%	£9,246,858	£8,353,685	£8,291,576	£8,276,736	£8,028,301	£7,779,866
60% LAR : 40% CIR	50%	£8,366,593	£7,538,932	£7,476,824	£7,461,983	£7,213,549	£6,965,114

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£7,404,341	£5,921,558	£5,899,449	£5,844,608	£5,596,173	£5,347,738
60% LAR : 40% CIR	5%	£5,524,076	£5,106,805	£5,044,697	£5,029,855	£4,781,420	£4,532,985
60% LAR : 40% CIR	10%	£5,643,811	£4,292,052	£4,229,944	£4,215,103	£3,966,668	£3,718,234
60% LAR : 40% CIR	15%	£4,763,546	£3,477,300	£3,415,191	£3,400,350	£3,151,915	£2,903,482
60% LAR : 40% CIR	20%	£3,883,281	£2,662,547	£2,600,439	£2,585,598	£2,337,164	£2,088,729
60% LAR : 40% CIR	25%	£3,003,016	£1,847,795	£1,785,686	£1,770,845	£1,522,411	£1,273,976
60% LAR : 40% CIR	30%	£2,122,752	£1,033,042	£970,934	£956,094	£707,659	£459,224
60% LAR : 40% CIR	35%	£1,242,487	£218,290	£156,181	£141,341	£107,094	£358,929
60% LAR : 40% CIR	40%	£352,222	£686,465	£608,871	£603,411	£621,646	£1,171,281
60% LAR : 40% CIR	45%	£518,042	£1,411,215	£1,473,324	£1,458,164	£1,736,599	£1,985,034
60% LAR : 40% CIR	50%	£1,398,307	£2,225,958	£2,288,076	£2,302,917	£2,581,351	£2,799,786

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£11,450,641	£9,967,858	£9,905,749	£9,890,908	£9,642,473	£9,394,038
60% LAR : 40% CIR	5%	£10,570,376	£9,153,105	£9,090,997	£9,076,155	£8,827,720	£8,579,285
60% LAR : 40% CIR	10%	£9,690,111	£8,338,352	£8,276,244	£8,261,403	£8,012,968	£7,764,534
60% LAR : 40% CIR	15%	£8,809,846	£7,523,600	£7,461,491	£7,446,650	£7,198,215	£6,949,782
60% LAR : 40% CIR	20%	£7,929,581	£6,708,847	£6,646,739	£6,631,898	£6,383,464	£6,135,029
60% LAR : 40% CIR	25%	£7,049,316	£5,894,095	£5,831,986	£5,817,145	£5,568,711	£5,320,276
60% LAR : 40% CIR	30%	£6,169,052	£5,079,342	£5,017,234	£5,002,394	£4,753,959	£4,505,524
60% LAR : 40% CIR	35%	£5,288,787	£4,264,590	£4,202,481	£4,187,641	£3,939,206	£3,690,771
60% LAR : 40% CIR	40%	£4,408,522	£3,449,837	£3,387,729	£3,372,889	£3,124,454	£2,876,019
60% LAR : 40% CIR	45%	£3,528,258	£2,635,085	£2,572,976	£2,558,136	£2,309,701	£2,061,266
60% LAR : 40% CIR	50%	£2,647,993	£1,820,332	£1,758,224	£1,743,383	£1,494,949	£1,246,514

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£13,127,241	£11,644,458	£11,582,349	£11,567,508	£11,319,073	£11,070,638
60% LAR : 40% CIR	5%	£12,246,976	£10,829,705	£10,767,597	£10,752,755	£10,504,320	£10,255,885
60% LAR : 40% CIR	10%	£11,366,711	£10,014,952	£9,952,844	£9,938,003	£9,689,568	£9,441,134
60% LAR : 40% CIR	15%	£10,486,446	£9,200,200	£9,138,091	£9,123,250	£8,874,815	£8,626,382
60% LAR : 40% CIR	20%	£9,606,181	£8,385,447	£8,323,339	£8,308,498	£8,060,064	£7,811,629
60% LAR : 40% CIR	25%	£8,725,916	£7,570,695	£7,508,586	£7,493,745	£7,245,311	£6,996,876
60% LAR : 40% CIR	30%	£7,845,652	£6,755,942	£6,693,834	£6,678,994	£6,430,559	£6,182,124
60% LAR : 40% CIR	35%	£6,965,387	£5,941,190	£5,879,081	£5,864,241	£5,615,806	£5,367,371
60% LAR : 40% CIR	40%	£6,085,122	£5,126,437	£5,064,329	£5,049,489	£4,801,054	£4,552,619
60% LAR : 40% CIR	45%	£5,204,858	£4,311,685	£4,249,576	£4,234,736	£3,986,301	£3,737,866
60% LAR : 40% CIR	50%	£4,324,593	£3,496,932	£3,434,824	£3,419,983	£3,171,549	£2,923,114

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£15,109,141	£13,626,358	£13,564,249	£13,549,408	£13,300,973	£13,052,538
60% LAR : 40% CIR	5%	£14,228,876	£12,811,605	£12,749,497	£12,734,655	£12,486,220	£12,237,785
60% LAR : 40% CIR	10%	£13,348,611	£11,996,852	£11,934,744	£11,919,903	£11,671,468	£11,423,034
60% LAR : 40% CIR	15%	£12,468,346	£11,182,100	£11,119,991	£11,105,150	£10,856,715	£10,608,282
60% LAR : 40% CIR	20%	£11,588,081	£10,367,347	£10,305,239	£10,290,398	£10,041,964	£9,793,529
60% LAR : 40% CIR	25%	£10,707,816	£9,552,595	£9,490,486	£9,475,645	£9,227,211	£8,978,776
60% LAR : 40% CIR	30%	£9,827,552	£8,737,842	£8,675,734	£8,660,894	£8,412,459	£8,164,024
60% LAR : 40% CIR	35%	£8,947,287	£7,923,090	£7,860,981	£7,846,141	£7,597,706	£7,349,271
60% LAR : 40% CIR	40%	£8,067,022	£7,108,337	£7,046,229	£7,031,389	£6,782,954	£6,534,519
60% LAR : 40% CIR	45%	£7,186,758	£6,293,585	£6,231,476	£6,216,636	£5,968,201	£5,719,766
60% LAR : 40% CIR	50%	£6,306,493	£5,478,832	£5,416,724	£5,401,883	£5,153,449	£4,905,014

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone B - £1,250 psf
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No Units	30
Site Area	0.1 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£18,172,993	£16,874,160	£16,612,052	£16,597,211	£16,348,777	£16,100,342
60% LAR : 40% CIR	5%	£17,242,542	£15,810,223	£15,747,915	£15,733,073	£15,484,638	£15,236,204
60% LAR : 40% CIR	10%	£16,312,089	£14,945,886	£14,883,776	£14,868,936	£14,620,501	£14,372,066
60% LAR : 40% CIR	15%	£15,381,637	£14,081,747	£14,019,639	£14,004,798	£13,756,364	£13,507,929
60% LAR : 40% CIR	20%	£14,451,184	£13,217,610	£13,155,502	£13,140,660	£12,892,226	£12,643,791
60% LAR : 40% CIR	25%	£13,520,731	£12,353,473	£12,291,365	£12,276,523	£12,028,089	£11,779,653
60% LAR : 40% CIR	30%	£12,590,279	£11,489,334	£11,427,226	£11,412,386	£11,163,951	£10,915,516
60% LAR : 40% CIR	35%	£11,659,826	£10,625,197	£10,563,089	£10,548,247	£10,299,813	£10,051,378
60% LAR : 40% CIR	40%	£10,729,374	£9,761,060	£9,698,952	£9,684,110	£9,435,675	£9,187,240
60% LAR : 40% CIR	45%	£9,798,921	£8,896,921	£8,834,813	£8,819,973	£8,571,538	£8,323,103
60% LAR : 40% CIR	50%	£8,868,469	£8,032,784	£7,970,676	£7,955,834	£7,707,400	£7,458,965

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£8,408,093	£6,959,260	£6,847,152	£6,832,311	£6,583,877	£6,335,442
60% LAR : 40% CIR	5%	£7,477,642	£6,045,123	£5,983,015	£5,968,173	£5,719,739	£5,471,304
60% LAR : 40% CIR	10%	£6,547,190	£5,180,986	£5,118,878	£5,104,036	£4,855,601	£4,607,166
60% LAR : 40% CIR	15%	£5,616,737	£4,316,847	£4,254,739	£4,239,898	£3,991,464	£3,743,029
60% LAR : 40% CIR	20%	£4,686,284	£3,452,710	£3,390,602	£3,375,760	£3,127,326	£2,878,891
60% LAR : 40% CIR	25%	£3,755,831	£2,588,573	£2,526,465	£2,511,623	£2,263,189	£2,014,753
60% LAR : 40% CIR	30%	£2,825,379	£1,724,434	£1,662,326	£1,647,486	£1,399,051	£1,150,616
60% LAR : 40% CIR	35%	£1,894,926	£860,297	£798,189	£783,347	£534,913	£286,478
60% LAR : 40% CIR	40%	£964,474	£-94,848	£-88,940	£-83,094	£-58,252	£-33,410
60% LAR : 40% CIR	45%	£34,021	£-867,979	£-930,087	£-944,927	£-1,193,362	£-1,441,797
60% LAR : 40% CIR	50%	£-898,431	£-1,732,116	£-1,784,224	£-1,803,068	£-2,051,500	£-2,305,935

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£12,454,393	£10,955,560	£10,893,452	£10,878,611	£10,630,177	£10,381,742
60% LAR : 40% CIR	5%	£11,523,942	£10,025,423	£9,963,315	£9,948,473	£9,700,039	£9,451,604
60% LAR : 40% CIR	10%	£10,593,489	£9,227,286	£9,165,178	£9,150,336	£8,901,901	£8,653,466
60% LAR : 40% CIR	15%	£9,663,037	£8,363,147	£8,301,039	£8,286,198	£8,037,764	£7,789,329
60% LAR : 40% CIR	20%	£8,732,584	£7,499,010	£7,436,902	£7,422,060	£7,173,626	£6,925,191
60% LAR : 40% CIR	25%	£7,802,131	£6,634,873	£6,572,765	£6,557,923	£6,309,489	£6,061,053
60% LAR : 40% CIR	30%	£6,871,679	£5,770,734	£5,708,626	£5,693,786	£5,445,351	£5,196,916
60% LAR : 40% CIR	35%	£5,941,226	£4,906,597	£4,844,489	£4,829,647	£4,581,213	£4,332,778
60% LAR : 40% CIR	40%	£5,010,774	£4,042,460	£3,980,352	£3,965,510	£3,717,075	£3,468,640
60% LAR : 40% CIR	45%	£4,080,321	£3,178,321	£3,116,213	£3,101,373	£2,852,938	£2,604,503
60% LAR : 40% CIR	50%	£3,149,869	£2,314,184	£2,252,076	£2,237,234	£1,988,800	£1,740,365

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£14,130,993	£12,832,160	£12,570,052	£12,555,211	£12,306,777	£12,058,342
60% LAR : 40% CIR	5%	£13,200,542	£11,788,023	£11,725,915	£11,691,073	£11,442,638	£11,194,204
60% LAR : 40% CIR	10%	£12,270,089	£10,903,886	£10,841,776	£10,826,936	£10,578,501	£10,330,066
60% LAR : 40% CIR	15%	£11,339,637	£10,039,747	£9,977,639	£9,962,798	£9,714,364	£9,465,929
60% LAR : 40% CIR	20%	£10,409,184	£9,175,610	£9,113,502	£9,098,660	£8,850,226	£8,601,791
60% LAR : 40% CIR	25%	£9,478,731	£8,311,473	£8,249,365	£8,234,523	£7,986,089	£7,737,653
60% LAR : 40% CIR	30%	£8,548,279	£7,447,334	£7,385,226	£7,370,386	£7,121,951	£6,873,516
60% LAR : 40% CIR	35%	£7,617,826	£6,583,197	£6,521,089	£6,506,247	£6,257,813	£6,009,378
60% LAR : 40% CIR	40%	£6,687,374	£5,719,060	£5,656,952	£5,642,110	£5,393,675	£5,145,240
60% LAR : 40% CIR	45%	£5,756,921	£4,854,921	£4,792,813	£4,777,973	£4,529,538	£4,281,103
60% LAR : 40% CIR	50%	£4,826,469	£3,990,784	£3,928,676	£3,913,834	£3,665,400	£3,416,965

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£16,112,893	£14,814,960	£14,551,852	£14,537,011	£14,288,577	£14,040,142
60% LAR : 40% CIR	5%	£15,182,442	£13,749,023	£13,687,915	£13,673,073	£13,424,638	£13,176,204
60% LAR : 40% CIR	10%	£14,251,989	£12,885,786	£12,823,678	£12,808,836	£12,560,401	£12,311,966
60% LAR : 40% CIR	15%	£13,321,537	£12,021,647	£11,959,539	£11,944,698	£11,696,264	£11,447,829
60% LAR : 40% CIR	20%	£12,391,084	£11,157,510	£11,095,402	£11,080,560	£10,832,126	£10,583,691
60% LAR : 40% CIR	25%	£11,460,631	£10,293,373	£10,231,265	£10,216,423	£9,967,989	£9,719,553
60% LAR : 40% CIR	30%	£10,530,179	£9,429,234	£9,367,126	£9,352,286	£9,103,851	£8,855,416
60% LAR : 40% CIR	35%	£9,599,726	£8,565,097	£8,502,989	£8,488,147	£8,239,713	£7,991,278
60% LAR : 40% CIR	40%	£8,669,274	£7,700,960	£7,638,852	£7,624,010	£7,375,575	£7,127,140
60% LAR : 40% CIR	45%	£7,738,821	£6,836,821	£6,774,713	£6,759,873	£6,511,438	£6,263,003
60% LAR : 40% CIR	50%	£6,808,369	£5,972,684	£5,910,576	£5,895,734	£5,647,300	£5,398,865

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone B - £1,300 psf
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No Units	30
Site Area	0.1 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£19,176,746	£17,861,983	£17,599,755	£17,594,915	£17,336,480	£17,088,045
60% LAR : 40% CIR	5%	£18,196,107	£16,748,341	£16,686,233	£16,671,391	£16,422,287	£16,174,522
60% LAR : 40% CIR	10%	£17,215,467	£15,834,818	£15,772,709	£15,757,868	£15,509,433	£15,260,999
60% LAR : 40% CIR	15%	£16,234,827	£14,921,295	£14,859,186	£14,844,346	£14,595,911	£14,347,476
60% LAR : 40% CIR	20%	£15,254,187	£14,007,773	£13,945,663	£13,930,823	£13,682,388	£13,433,953
60% LAR : 40% CIR	25%	£14,273,546	£13,094,250	£13,032,141	£13,017,300	£12,768,865	£12,520,430
60% LAR : 40% CIR	30%	£13,292,906	£12,180,726	£12,118,618	£12,103,778	£11,855,343	£11,606,908
60% LAR : 40% CIR	35%	£12,312,266	£11,267,204	£11,205,096	£11,190,255	£10,941,820	£10,693,385
60% LAR : 40% CIR	40%	£11,331,626	£10,353,681	£10,291,573	£10,276,732	£10,028,297	£9,779,862
60% LAR : 40% CIR	45%	£10,350,986	£9,440,158	£9,378,050	£9,363,208	£9,114,773	£8,866,340
60% LAR : 40% CIR	50%	£9,370,346	£8,526,636	£8,464,528	£8,449,686	£8,201,251	£7,952,817

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£9,411,846	£7,896,563	£7,834,855	£7,820,015	£7,571,580	£7,323,145
60% LAR : 40% CIR	5%	£8,431,207	£6,963,441	£6,921,333	£6,906,491	£6,658,057	£6,409,622
60% LAR : 40% CIR	10%	£7,450,567	£5,069,918	£5,007,809	£5,002,968	£4,754,533	£4,506,099
60% LAR : 40% CIR	15%	£6,469,927	£4,156,395	£4,094,286	£4,089,445	£3,841,011	£3,592,576
60% LAR : 40% CIR	20%	£5,489,287	£3,242,873	£3,180,763	£3,175,923	£2,927,488	£2,679,053
60% LAR : 40% CIR	25%	£4,508,646	£2,329,350	£2,267,241	£2,262,400	£2,013,965	£1,765,530
60% LAR : 40% CIR	30%	£3,528,006	£1,415,826	£1,353,717	£1,348,876	£1,099,443	£851,008
60% LAR : 40% CIR	35%	£2,547,366	£502,304	£440,195	£435,355	£179,920	£92,485
60% LAR : 40% CIR	40%	£1,566,726	£88,781	£26,673	£21,832	£63,397	£14,862
60% LAR : 40% CIR	45%	£58,086	£24,742	£8,850	£4,012	£65,125	£88,560
60% LAR : 40% CIR	50%	£58,554	£238,254	£1,300,374	£1,315,274	£1,563,643	£1,812,083

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£13,458,146	£11,943,263	£11,881,155	£11,866,315	£11,617,880	£11,369,445
60% LAR : 40% CIR	5%	£12,477,507	£11,029,741	£10,967,633	£10,952,791	£10,704,357	£10,455,922
60% LAR : 40% CIR	10%	£11,496,867	£10,116,218	£10,054,109	£10,039,268	£9,790,833	£9,542,399
60% LAR : 40% CIR	15%	£10,516,227	£9,202,695	£9,140,586	£9,125,746	£8,877,311	£8,628,876
60% LAR : 40% CIR	20%	£9,535,587	£8,289,173	£8,227,063	£8,212,223	£7,963,788	£7,715,353
60% LAR : 40% CIR	25%	£8,554,946	£7,375,650	£7,313,541	£7,298,700	£7,050,265	£6,801,830
60% LAR : 40% CIR	30%	£7,574,306	£6,462,126	£6,400,018	£6,385,178	£6,136,743	£5,888,308
60% LAR : 40% CIR	35%	£6,593,666	£5,548,604	£5,486,496	£5,471,655	£5,223,220	£4,974,785
60% LAR : 40% CIR	40%	£5,613,026	£4,635,081	£4,572,973	£4,558,132	£4,309,697	£4,061,262
60% LAR : 40% CIR	45%	£4,632,386	£3,721,558	£3,659,450	£3,644,608	£3,396,173	£3,147,740
60% LAR : 40% CIR	50%	£3,651,746	£2,808,036	£2,745,928	£2,731,086	£2,482,651	£2,234,217

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£15,134,746	£13,619,863	£13,557,755	£13,542,915	£13,294,480	£13,046,045
60% LAR : 40% CIR	5%	£14,154,107	£12,706,341	£12,644,233	£12,629,391	£12,380,957	£12,132,522
60% LAR : 40% CIR	10%	£13,173,467	£11,792,818	£11,730,709	£11,715,868	£11,467,433	£11,218,999
60% LAR : 40% CIR	15%	£12,192,827	£10,879,295	£10,817,186	£10,802,346	£10,553,911	£10,305,476
60% LAR : 40% CIR	20%	£11,212,187	£9,965,773	£9,903,663	£9,888,823	£9,640,388	£9,391,953
60% LAR : 40% CIR	25%	£10,231,546	£9,052,250	£8,990,141	£8,975,300	£8,726,865	£8,478,430
60% LAR : 40% CIR	30%	£9,250,906	£8,138,726	£8,076,618	£8,061,778	£7,813,343	£7,564,908
60% LAR : 40% CIR	35%	£8,270,266	£7,225,204	£7,163,096	£7,148,255	£6,899,820	£6,651,385
60% LAR : 40% CIR	40%	£7,289,626	£6,311,681	£6,249,573	£6,234,732	£5,986,297	£5,737,862
60% LAR : 40% CIR	45%	£6,308,986	£5,398,158	£5,336,050	£5,321,208	£5,072,773	£4,824,340
60% LAR : 40% CIR	50%	£5,328,346	£4,484,636	£4,422,528	£4,407,686	£4,159,251	£3,910,817

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£17,116,646	£15,601,763	£15,539,655	£15,524,815	£15,276,380	£15,027,945
60% LAR : 40% CIR	5%	£16,136,007	£14,688,241	£14,626,133	£14,611,291	£14,362,857	£14,114,422
60% LAR : 40% CIR	10%	£15,155,367	£13,774,718	£13,712,609	£13,697,768	£13,449,333	£13,200,899
60% LAR : 40% CIR	15%	£14,174,727	£12,861,195	£12,799,086	£12,784,246	£12,535,811	£12,287,376
60% LAR : 40% CIR	20%	£13,194,087	£11,947,673	£11,885,563	£11,870,723	£11,622,288	£11,373,853
60% LAR : 40% CIR	25%	£12,213,446	£11,034,150	£10,972,041	£10,957,200	£10,708,765	£10,460,330
60% LAR : 40% CIR	30%	£11,232,806	£10,120,626	£10,058,518	£10,043,678	£9,795,243	£9,546,808
60% LAR : 40% CIR	35%	£10,252,166	£9,207,104	£9,144,996	£9,130,155	£8,881,720	£8,633,285
60% LAR : 40% CIR	40%	£9,271,526	£8,293,581	£8,231,473	£8,216,632	£7,968,197	£7,719,762
60% LAR : 40% CIR	45%	£8,290,886	£7,380,058	£7,317,950	£7,303,108	£7,054,673	£6,806,240
60% LAR : 40% CIR	50%	£7,310,246	£6,466,536	£6,404,428	£6,389,586	£6,141,151	£5,892,717

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats	
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Value Area	Zone B - £900 psf
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No Units	50
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,478,990	£3,413,015	£3,266,572	£3,240,424	£2,854,656	£2,068,986
60% LAR : 40% CIR	5%	£4,852,578	£2,880,119	£2,734,257	£2,708,209	£2,324,784	£1,538,434
60% LAR : 40% CIR	10%	£4,221,266	£2,342,430	£2,197,106	£2,171,149	£1,589,469	£999,302
60% LAR : 40% CIR	15%	£3,585,192	£1,799,997	£1,655,165	£1,629,292	£1,043,108	£454,942
60% LAR : 40% CIR	20%	£2,944,314	£1,250,987	£1,104,282	£1,078,089	£491,747	£-96,037
60% LAR : 40% CIR	25%	£2,298,708	£692,428	£546,259	£520,130	£-55,548	£-659,160
60% LAR : 40% CIR	30%	£1,648,423	£129,312	£-16,743	£-43,207	£-636,320	£-1,227,434
60% LAR : 40% CIR	35%	£992,281	£-444,519	£-892,817	£-919,228	£-1,210,017	£-1,800,806
60% LAR : 40% CIR	40%	£324,807	£-1,028,175	£-1,373,984	£-1,398,952	£-1,789,687	£-2,379,224
60% LAR : 40% CIR	45%	£-352,877	£-1,611,832	£-1,758,996	£-1,785,328	£-2,373,981	£-2,962,634
60% LAR : 40% CIR	50%	£-1,040,144	£-2,202,044	£-2,349,003	£-2,375,308	£-2,963,148	£-3,550,987

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,470,867	£10,538,842	£10,683,288	£10,709,433	£11,295,201	£11,880,971
60% LAR : 40% CIR	5%	£8,097,278	£11,089,738	£11,232,600	£11,261,648	£11,825,603	£12,411,463
60% LAR : 40% CIR	10%	£8,728,961	£11,607,427	£11,752,752	£11,778,708	£12,360,388	£12,950,556
60% LAR : 40% CIR	15%	£10,364,665	£12,149,860	£12,294,692	£12,320,565	£12,906,740	£13,494,915
60% LAR : 40% CIR	20%	£11,009,543	£12,698,990	£12,845,076	£12,871,768	£13,458,110	£14,043,984
60% LAR : 40% CIR	25%	£11,654,149	£13,251,429	£13,403,602	£13,429,127	£14,015,405	£14,600,018
60% LAR : 40% CIR	30%	£12,301,434	£13,803,548	£13,956,600	£13,982,064	£14,585,177	£15,177,291
60% LAR : 40% CIR	35%	£12,957,276	£14,354,975	£14,542,674	£14,569,083	£15,159,875	£15,750,683
60% LAR : 40% CIR	40%	£13,625,090	£14,910,032	£15,124,442	£15,149,809	£15,739,444	£16,320,081
60% LAR : 40% CIR	45%	£14,302,734	£15,461,689	£15,708,653	£15,735,163	£16,323,638	£16,912,491
60% LAR : 40% CIR	50%	£14,990,001	£16,011,901	£16,298,880	£16,325,185	£16,913,005	£17,500,684

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,690,439	£4,758,413	£4,902,858	£4,929,004	£5,514,773	£6,100,543
60% LAR : 40% CIR	5%	£3,316,851	£5,289,310	£5,433,751	£5,461,220	£6,046,656	£6,632,426
60% LAR : 40% CIR	10%	£3,948,132	£5,826,968	£5,972,323	£5,998,280	£6,579,960	£7,170,126
60% LAR : 40% CIR	15%	£4,584,238	£6,369,431	£6,514,283	£6,540,137	£7,126,321	£7,714,486
60% LAR : 40% CIR	20%	£5,225,114	£6,916,862	£7,055,147	£7,081,340	£7,677,681	£8,265,656
60% LAR : 40% CIR	25%	£5,870,720	£7,477,001	£7,617,001	£7,642,174	£8,249,296	£8,838,588
60% LAR : 40% CIR	30%	£6,521,008	£8,040,118	£8,186,171	£8,212,632	£8,804,748	£9,396,863
60% LAR : 40% CIR	35%	£7,176,848	£8,614,548	£8,762,245	£8,788,657	£9,379,446	£9,970,234
60% LAR : 40% CIR	40%	£7,844,621	£9,196,804	£9,343,013	£9,369,381	£9,960,016	£10,548,162
60% LAR : 40% CIR	45%	£8,522,308	£9,781,261	£9,928,424	£9,954,737	£10,543,410	£11,132,083
60% LAR : 40% CIR	50%	£9,209,878	£10,371,472	£10,518,452	£10,544,739	£11,132,876	£11,720,415

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£396,236	£2,381,271	£2,507,714	£2,533,861	£3,119,830	£3,705,400
60% LAR : 40% CIR	5%	£501,708	£2,894,310	£3,040,028	£3,067,077	£3,660,622	£4,246,851
60% LAR : 40% CIR	10%	£1,552,960	£3,431,858	£3,577,180	£3,603,137	£4,184,817	£4,774,983
60% LAR : 40% CIR	15%	£2,189,093	£3,974,289	£4,119,120	£4,144,984	£4,731,178	£5,319,343
60% LAR : 40% CIR	20%	£2,829,971	£4,523,419	£4,670,004	£4,695,197	£5,282,638	£5,827,323
60% LAR : 40% CIR	25%	£3,475,577	£5,081,658	£5,228,031	£5,254,156	£5,839,833	£6,433,446
60% LAR : 40% CIR	30%	£4,125,863	£5,644,973	£5,791,028	£5,817,492	£6,409,608	£7,007,720
60% LAR : 40% CIR	35%	£4,781,708	£6,218,405	£6,367,102	£6,393,614	£6,984,303	£7,576,592
60% LAR : 40% CIR	40%	£5,445,478	£6,800,461	£6,947,870	£6,974,238	£7,583,873	£8,183,508
60% LAR : 40% CIR	45%	£6,127,163	£7,388,118	£7,533,281	£7,559,614	£8,148,267	£8,736,220
60% LAR : 40% CIR	50%	£6,814,430	£7,976,929	£8,123,289	£8,149,588	£8,737,434	£9,325,273

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,538,980	£4,707,015	£4,833,972	£4,861,424	£5,881,111	£6,900,711
60% LAR : 40% CIR	5%	£1,969,576	£4,202,570	£4,328,184	£4,355,361	£5,374,761	£6,394,361
60% LAR : 40% CIR	10%	£1,278,296	£3,600,870	£3,725,894	£3,752,891	£4,737,851	£5,757,451
60% LAR : 40% CIR	15%	£642,192	£3,143,003	£3,267,835	£3,293,788	£4,222,811	£5,242,411
60% LAR : 40% CIR	20%	£13,314	£2,684,133	£2,807,718	£2,833,318	£3,718,271	£4,732,871
60% LAR : 40% CIR	25%	£484,292	£2,250,572	£2,368,745	£2,394,345	£3,208,548	£4,223,145
60% LAR : 40% CIR	30%	£1,294,577	£2,813,688	£2,929,743	£2,955,207	£3,778,320	£4,793,434
60% LAR : 40% CIR	35%	£1,850,418	£3,388,119	£3,503,817	£3,529,228	£4,353,017	£5,368,148
60% LAR : 40% CIR	40%	£2,618,103	£3,969,175	£4,116,584	£4,142,562	£4,732,587	£5,747,696
60% LAR : 40% CIR	45%	£3,295,877	£4,554,832	£4,701,998	£4,728,328	£5,316,981	£6,302,634
60% LAR : 40% CIR	50%	£3,983,144	£5,145,944	£5,292,003	£5,318,308	£5,906,148	£6,893,987

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone B - £950 psf
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No Units	50
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,684,764	£4,599,509	£4,453,066	£4,426,919	£3,841,149	£3,255,380
60% LAR - 40% CIR	5%	£3,968,094	£1,007,288	£3,861,428	£3,835,379	£3,251,933	£2,668,488
60% LAR - 40% CIR	10%	£3,306,493	£3,410,275	£3,264,950	£3,238,994	£2,657,696	£2,076,398
60% LAR - 40% CIR	15%	£4,610,101	£2,808,517	£2,663,685	£2,637,812	£2,058,485	£1,477,510
60% LAR - 40% CIR	20%	£3,988,034	£2,202,061	£2,057,678	£2,031,879	£1,454,164	£867,823
60% LAR - 40% CIR	25%	£3,303,039	£1,590,952	£1,446,977	£1,421,244	£837,703	£253,012
60% LAR - 40% CIR	30%	£2,492,465	£971,427	£825,623	£799,557	£216,342	£-372,470
60% LAR - 40% CIR	35%	£1,777,259	£343,533	£198,056	£172,042	£-416,122	£-1,006,910
60% LAR - 40% CIR	40%	£1,027,468	£-293,349	£-340,758	£-367,126	£-1,056,781	£-1,646,397
60% LAR - 40% CIR	45%	£324,840	£-940,075	£-1,087,239	£-1,113,570	£-1,702,224	£-2,290,877
60% LAR - 40% CIR	50%	£-419,531	£-1,591,356	£-1,738,315	£-1,764,620	£-2,352,459	£-2,940,299

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,285,093	£9,350,348	£9,496,791	£9,522,099	£10,108,708	£10,694,477
60% LAR - 40% CIR	0%	£7,591,793	£9,942,469	£10,088,431	£10,114,476	£10,917,764	£11,503,389
60% LAR - 40% CIR	10%	£6,643,364	£10,539,582	£10,684,907	£10,710,863	£11,526,161	£11,673,459
60% LAR - 40% CIR	15%	£9,339,756	£11,141,340	£11,286,172	£11,312,045	£11,891,372	£12,472,347
60% LAR - 40% CIR	20%	£10,940,923	£11,747,795	£11,892,179	£11,917,976	£12,496,693	£13,082,034
60% LAR - 40% CIR	25%	£10,746,816	£12,358,075	£12,462,860	£12,488,613	£13,112,184	£13,696,845
60% LAR - 40% CIR	30%	£11,457,392	£12,978,430	£13,124,234	£13,150,300	£13,735,515	£14,322,327
60% LAR - 40% CIR	35%	£12,172,598	£13,608,334	£13,791,801	£13,777,815	£14,365,979	£14,956,767
60% LAR - 40% CIR	40%	£12,893,389	£14,243,208	£14,360,615	£14,346,963	£15,006,618	£15,596,255
60% LAR - 40% CIR	45%	£13,625,017	£14,889,933	£15,037,098	£15,063,428	£15,652,081	£16,240,734
60% LAR - 40% CIR	50%	£14,369,388	£15,541,213	£15,688,172	£15,714,477	£16,302,316	£16,890,156

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,481,664	£3,969,919	£3,716,362	£3,742,510	£4,329,280	£4,914,049
60% LAR - 40% CIR	0%	£2,517,923	£5,942,469	£5,688,431	£5,714,476	£6,917,496	£7,503,389
60% LAR - 40% CIR	10%	£2,862,935	£4,759,154	£4,904,478	£4,930,435	£5,511,733	£6,093,031
60% LAR - 40% CIR	15%	£3,559,327	£5,369,912	£5,505,743	£5,531,617	£6,110,944	£6,691,919
60% LAR - 40% CIR	20%	£4,380,465	£5,967,385	£6,111,761	£6,137,560	£6,710,264	£7,289,508
60% LAR - 40% CIR	25%	£4,956,389	£6,576,476	£6,722,462	£6,748,185	£7,331,725	£7,916,417
60% LAR - 40% CIR	30%	£5,676,964	£7,198,002	£7,343,806	£7,369,871	£7,953,086	£8,541,899
60% LAR - 40% CIR	35%	£6,392,170	£7,825,995	£7,971,372	£7,997,387	£8,588,550	£9,176,339
60% LAR - 40% CIR	40%	£7,111,981	£8,462,178	£8,610,167	£8,636,564	£9,226,190	£9,815,826
60% LAR - 40% CIR	45%	£7,844,588	£9,109,304	£9,256,668	£9,282,999	£9,871,652	£10,460,305
60% LAR - 40% CIR	50%	£8,588,960	£9,760,784	£9,907,744	£9,934,048	£10,521,887	£11,109,727

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£910,478	£1,174,777	£1,321,220	£1,347,367	£1,933,137	£2,518,906
60% LAR - 40% CIR	0%	£223,778	£1,769,989	£1,912,669	£1,938,907	£2,522,593	£3,109,797
60% LAR - 40% CIR	10%	£467,792	£2,364,011	£2,509,335	£2,535,292	£3,116,590	£3,697,888
60% LAR - 40% CIR	15%	£1,164,185	£2,959,769	£3,110,601	£3,136,474	£3,715,801	£4,296,776
60% LAR - 40% CIR	20%	£1,965,952	£3,552,225	£3,716,808	£3,742,467	£4,300,121	£4,896,463
60% LAR - 40% CIR	25%	£2,571,246	£4,153,333	£4,327,309	£4,353,042	£4,936,582	£5,521,274
60% LAR - 40% CIR	30%	£3,281,821	£4,802,859	£4,948,663	£4,974,728	£5,557,943	£6,146,756
60% LAR - 40% CIR	35%	£3,997,027	£5,459,153	£5,576,299	£5,602,244	£6,186,468	£6,781,198
60% LAR - 40% CIR	40%	£4,716,818	£6,067,635	£6,215,044	£6,241,432	£6,831,047	£7,420,683
60% LAR - 40% CIR	45%	£5,449,446	£6,714,361	£6,861,525	£6,887,856	£7,476,509	£8,065,162
60% LAR - 40% CIR	50%	£6,189,817	£7,365,647	£7,512,601	£7,538,936	£8,126,745	£8,714,584

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,711,164	£1,686,368	£1,510,086	£1,483,919	£886,148	£272,380
60% LAR - 40% CIR	0%	£3,053,064	£1,024,288	£918,426	£892,379	£308,933	£-74,592
60% LAR - 40% CIR	10%	£2,363,493	£467,275	£321,950	£295,954	£-285,304	£-866,602
60% LAR - 40% CIR	15%	£1,667,701	£-134,483	£-279,316	£-305,188	£-884,515	£-1,465,490
60% LAR - 40% CIR	20%	£965,634	£-740,089	£-626,527	£-651,172	£-1,466,836	£-2,074,177
60% LAR - 40% CIR	25%	£260,039	£-1,352,048	£-1,496,023	£-1,521,756	£-2,105,297	£-2,680,988
60% LAR - 40% CIR	30%	£-460,535	£-1,971,573	£-2,117,377	£-2,143,443	£-2,726,658	£-3,315,470
60% LAR - 40% CIR	35%	£-1,165,741	£-2,599,467	£-2,744,944	£-2,770,998	£-3,359,122	£-3,949,810
60% LAR - 40% CIR	40%	£-1,865,532	£-3,236,349	£-3,383,758	£-3,410,126	£-3,999,761	£-4,589,307
60% LAR - 40% CIR	45%	£-2,518,160	£-3,883,075	£-4,030,239	£-4,056,570	£-4,645,224	£-5,233,877
60% LAR - 40% CIR	50%	£-3,162,631	£-4,534,266	£-4,681,315	£-4,707,526	£-5,295,459	£-5,883,299

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone B - £1,000 psf
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No Units	50
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,890,538	£5,786,002	£5,639,560	£5,613,413	£5,027,843	£4,441,874
60% LAR - 40% CIR	5%	£7,143,950	£5,134,457	£4,988,095	£4,962,548	£4,379,103	£3,795,958
60% LAR - 40% CIR	10%	£6,391,690	£4,478,119	£4,332,794	£4,306,838	£3,725,540	£3,144,243
60% LAR - 40% CIR	15%	£5,639,009	£3,817,037	£3,672,205	£3,646,331	£3,067,004	£2,487,679
60% LAR - 40% CIR	20%	£4,873,553	£3,151,255	£3,006,873	£2,981,074	£2,403,545	£1,826,015
60% LAR - 40% CIR	25%	£4,107,370	£2,480,823	£2,336,846	£2,311,114	£1,735,210	£1,155,277
60% LAR - 40% CIR	30%	£3,336,507	£1,805,785	£1,662,173	£1,636,499	£1,058,458	£475,243
60% LAR - 40% CIR	35%	£2,561,012	£1,125,497	£980,019	£954,005	£372,086	£-213,016
60% LAR - 40% CIR	40%	£1,789,932	£450,872	£297,879	£291,707	£-329,935	£-813,871
60% LAR - 40% CIR	45%	£996,315	£-268,318	£-415,481	£-441,814	£-1,030,467	£-1,619,120
60% LAR - 40% CIR	50%	£198,058	£-980,667	£-1,127,627	£-1,153,932	£-1,741,771	£-2,329,610

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£8,069,310	£8,163,855	£8,310,297	£8,336,445	£9,922,214	£9,507,983
60% LAR - 40% CIR	5%	£3,069,608	£3,815,490	£3,961,892	£3,987,989	£5,573,744	£5,158,199
60% LAR - 40% CIR	10%	£2,558,167	£3,071,138	£3,217,063	£3,243,019	£4,828,317	£4,413,814
60% LAR - 40% CIR	15%	£2,314,848	£2,132,821	£2,277,652	£2,303,526	£3,882,853	£3,467,179
60% LAR - 40% CIR	20%	£3,076,304	£1,798,802	£1,942,984	£1,968,793	£3,546,312	£3,131,842
60% LAR - 40% CIR	25%	£3,842,407	£1,460,034	£1,603,011	£1,628,743	£3,210,447	£2,795,960
60% LAR - 40% CIR	30%	£10,613,350	£1,124,072	£1,267,684	£1,293,358	£2,875,390	£2,460,814
60% LAR - 40% CIR	35%	£11,389,845	£1,824,360	£1,969,838	£1,995,853	£3,577,782	£3,162,873
60% LAR - 40% CIR	40%	£12,169,825	£1,516,895	£1,663,178	£1,689,190	£4,273,782	£3,858,428
60% LAR - 40% CIR	45%	£12,953,542	£1,218,175	£1,365,339	£1,391,671	£4,969,324	£4,554,977
60% LAR - 40% CIR	50%	£13,731,739	£1,920,524	£1,077,484	£1,103,789	£5,664,628	£5,250,467

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,783,890	£2,383,426	£2,529,888	£2,556,016	£3,141,786	£3,727,555
60% LAR - 40% CIR	5%	£1,969,608	£3,815,490	£3,961,892	£3,987,989	£5,573,744	£5,158,199
60% LAR - 40% CIR	10%	£1,777,730	£3,691,310	£3,836,634	£3,862,591	£4,443,889	£4,028,186
60% LAR - 40% CIR	15%	£2,534,420	£4,352,382	£4,497,224	£4,523,097	£5,102,424	£4,687,750
60% LAR - 40% CIR	20%	£3,295,075	£3,018,173	£3,162,566	£3,188,384	£3,782,684	£3,367,813
60% LAR - 40% CIR	25%	£4,062,058	£2,682,008	£2,827,282	£2,853,114	£3,436,218	£3,021,151
60% LAR - 40% CIR	30%	£4,832,921	£2,363,844	£2,507,265	£2,532,930	£3,081,171	£2,666,186
60% LAR - 40% CIR	35%	£5,608,417	£2,043,932	£1,789,409	£1,814,424	£2,727,334	£2,312,444
60% LAR - 40% CIR	40%	£6,389,496	£1,728,458	£1,461,760	£1,486,722	£2,373,964	£1,959,000
60% LAR - 40% CIR	45%	£7,173,114	£1,413,746	£1,094,767	£1,119,242	£2,020,896	£1,605,544
60% LAR - 40% CIR	50%	£7,951,391	£1,100,098	£729,095	£753,369	£1,667,199	£1,252,038

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,116,253	£11,717	£134,726	£189,874	£746,633	£1,332,412
60% LAR - 40% CIR	5%	£1,369,294	£3,918,185	£760,090	£811,736	£1,366,183	£1,074,827
60% LAR - 40% CIR	10%	£817,404	£1,296,167	£1,441,491	£1,467,448	£2,048,746	£2,630,043
60% LAR - 40% CIR	15%	£199,277	£1,957,249	£2,102,081	£2,127,994	£2,707,281	£3,286,607
60% LAR - 40% CIR	20%	£930,132	£2,623,030	£2,767,413	£2,793,211	£3,370,741	£3,949,270
60% LAR - 40% CIR	25%	£1,696,915	£3,293,463	£3,437,440	£3,463,111	£4,039,075	£4,610,009
60% LAR - 40% CIR	30%	£2,467,779	£3,968,501	£4,112,113	£4,137,787	£4,718,828	£5,290,043
60% LAR - 40% CIR	35%	£3,213,274	£4,646,189	£4,794,267	£4,820,291	£5,402,181	£5,981,301
60% LAR - 40% CIR	40%	£3,963,353	£5,341,414	£5,486,607	£5,512,579	£6,085,221	£6,664,807
60% LAR - 40% CIR	45%	£4,777,971	£6,042,604	£6,189,767	£6,216,100	£6,804,753	£7,383,406
60% LAR - 40% CIR	50%	£5,576,228	£6,754,952	£6,901,919	£6,928,217	£7,516,658	£8,103,895

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£4,917,338	£2,943,092	£2,898,580	£2,870,413	£2,389,243	£1,886,874
60% LAR - 40% CIR	5%	£4,200,250	£2,914,457	£2,855,595	£2,818,648	£1,438,103	£952,628
60% LAR - 40% CIR	10%	£3,448,690	£1,535,119	£1,389,794	£1,363,838	£782,540	£201,243
60% LAR - 40% CIR	15%	£2,692,009	£874,037	£729,205	£703,331	£124,004	£-485,321
60% LAR - 40% CIR	20%	£1,933,553	£208,245	£33,873	£38,074	£-838,946	£-1,116,065
60% LAR - 40% CIR	25%	£1,164,370	£-462,177	£-808,154	£-831,898	£-1,207,790	£-1,787,723
60% LAR - 40% CIR	30%	£393,507	£-1,137,215	£-1,280,897	£-1,306,591	£-1,894,542	£-2,467,757
60% LAR - 40% CIR	35%	£-381,868	£-1,817,603	£-1,962,961	£-1,988,995	£-2,570,905	£-3,150,016
60% LAR - 40% CIR	40%	£-1,162,068	£-2,510,128	£-2,655,321	£-2,681,293	£-3,266,935	£-3,850,571
60% LAR - 40% CIR	45%	£-1,946,885	£-3,211,318	£-3,358,481	£-3,384,814	£-3,973,467	£-4,562,120
60% LAR - 40% CIR	50%	£-2,744,662	£-3,923,667	£-4,070,627	£-4,096,952	£-4,684,771	£-5,272,610

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone B - £1,050 psf
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No Units	50
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,096,313	£5,972,496	£6,826,054	£6,799,907	£6,214,137	£5,628,368
60% LAR : 40% CIR	5%	£3,280,035	£3,261,626	£3,115,764	£3,083,717	£3,506,272	£4,922,827
60% LAR : 40% CIR	10%	£7,476,887	£5,545,964	£5,400,639	£5,374,683	£4,793,385	£4,212,087
60% LAR : 40% CIR	15%	£6,659,917	£4,825,556	£4,680,725	£4,654,851	£4,075,524	£3,496,198
60% LAR : 40% CIR	20%	£5,638,173	£4,100,451	£3,956,688	£3,930,289	£3,352,739	£2,775,211
60% LAR : 40% CIR	25%	£5,011,700	£3,370,684	£3,226,717	£3,200,685	£2,625,081	£2,046,176
60% LAR : 40% CIR	30%	£4,180,549	£2,636,331	£2,492,719	£2,467,044	£1,892,595	£1,317,357
60% LAR : 40% CIR	35%	£3,344,765	£1,897,410	£1,754,119	£1,728,496	£1,154,059	£572,149
60% LAR : 40% CIR	40%	£2,604,397	£1,153,979	£1,009,491	£983,520	£402,745	£-180,745
60% LAR : 40% CIR	45%	£1,659,491	£397,376	£252,425	£226,488	£-358,709	£-947,363
60% LAR : 40% CIR	50%	£809,343	£-369,979	£-516,938	£-543,243	£-1,131,083	£-1,718,922

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,983,544	£8,977,361	£7,123,803	£7,149,950	£7,728,720	£8,321,489
60% LAR : 40% CIR	0%	£5,690,922	£7,689,291	£7,664,063	£7,680,140	£8,265,385	£8,927,030
60% LAR : 40% CIR	10%	£6,472,970	£8,403,893	£8,549,218	£8,575,176	£9,158,473	£9,727,771
60% LAR : 40% CIR	15%	£7,280,940	£9,124,301	£9,269,132	£9,295,006	£9,874,333	£10,453,659
60% LAR : 40% CIR	20%	£8,111,684	£9,849,406	£9,993,789	£10,019,588	£10,597,118	£11,174,646
60% LAR : 40% CIR	25%	£8,968,157	£10,574,164	£10,723,140	£10,748,612	£11,324,705	£11,900,031
60% LAR : 40% CIR	30%	£9,769,308	£11,313,526	£11,457,130	£11,482,813	£12,057,262	£12,632,500
60% LAR : 40% CIR	35%	£10,605,092	£12,052,447	£12,195,738	£12,221,361	£12,795,799	£13,377,708
60% LAR : 40% CIR	40%	£11,445,460	£12,795,878	£12,940,366	£12,966,388	£13,541,142	£14,130,602
60% LAR : 40% CIR	45%	£12,290,366	£13,542,481	£13,687,433	£13,713,369	£14,308,567	£14,897,220
60% LAR : 40% CIR	50%	£13,140,514	£14,291,936	£14,436,795	£14,463,100	£15,080,940	£15,668,778

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£926,884	£1,186,932	£1,343,374	£1,369,522	£1,959,292	£2,541,061
60% LAR : 40% CIR	0%	£1,619,697	£1,689,291	£1,653,664	£1,669,140	£2,693,197	£3,274,061
60% LAR : 40% CIR	10%	£592,541	£2,623,405	£2,788,789	£2,794,746	£3,376,044	£3,957,342
60% LAR : 40% CIR	15%	£1,309,512	£3,343,872	£3,488,704	£3,514,577	£4,093,904	£4,673,230
60% LAR : 40% CIR	20%	£2,331,258	£4,069,978	£4,213,360	£4,239,160	£4,816,080	£5,394,516
60% LAR : 40% CIR	25%	£3,157,728	£4,798,735	£4,942,712	£4,968,444	£5,544,348	£6,121,053
60% LAR : 40% CIR	30%	£3,988,880	£5,533,097	£5,676,710	£5,702,384	£6,276,834	£6,852,071
60% LAR : 40% CIR	35%	£4,824,684	£6,272,918	£6,415,309	£6,440,932	£7,015,370	£7,597,280
60% LAR : 40% CIR	40%	£5,665,032	£7,015,450	£7,159,108	£7,185,169	£7,766,683	£8,351,174
60% LAR : 40% CIR	45%	£6,509,938	£7,772,053	£7,917,004	£7,942,941	£8,528,138	£9,116,791
60% LAR : 40% CIR	50%	£7,360,085	£8,539,497	£8,686,368	£8,712,674	£9,300,511	£9,888,360

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,222,027	£1,198,211	£1,051,769	£1,025,621	£439,851	£-145,918
60% LAR : 40% CIR	0%	£2,614,760	£467,340	£341,479	£315,431	£68,014	£-65,405
60% LAR : 40% CIR	10%	£1,702,602	£228,322	£-373,647	£-399,603	£-980,901	£-1,562,199
60% LAR : 40% CIR	15%	£885,631	£948,729	£1,093,361	£1,118,435	£1,698,761	£2,278,087
60% LAR : 40% CIR	20%	£93,897	£1,613,835	£1,818,217	£1,844,017	£2,421,546	£2,999,078
60% LAR : 40% CIR	25%	£762,585	£2,403,592	£2,547,569	£2,573,301	£3,149,205	£3,725,110
60% LAR : 40% CIR	30%	£1,493,737	£3,137,954	£3,281,567	£3,307,241	£3,881,691	£4,456,929
60% LAR : 40% CIR	35%	£2,449,273	£3,876,975	£4,020,166	£4,045,769	£4,620,227	£5,195,137
60% LAR : 40% CIR	40%	£3,469,888	£4,620,307	£4,764,798	£4,790,788	£5,371,540	£5,955,031
60% LAR : 40% CIR	45%	£4,114,795	£5,376,910	£5,521,861	£5,547,798	£6,132,995	£6,721,648
60% LAR : 40% CIR	50%	£4,984,943	£6,144,284	£6,291,224	£6,317,528	£6,908,368	£7,493,207

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,153,313	£3,029,496	£3,883,094	£3,856,907	£3,271,137	£2,685,368
60% LAR : 40% CIR	0%	£3,346,035	£3,318,626	£3,172,764	£3,146,717	£2,653,212	£2,270,851
60% LAR : 40% CIR	10%	£4,533,887	£2,602,964	£2,457,639	£2,431,683	£1,850,385	£1,269,087
60% LAR : 40% CIR	15%	£3,716,917	£1,882,556	£1,737,725	£1,711,851	£1,132,524	£553,198
60% LAR : 40% CIR	20%	£2,895,173	£1,157,416	£1,013,068	£987,269	£409,728	£-167,698
60% LAR : 40% CIR	25%	£2,068,700	£427,694	£-283,717	£-257,965	£-837,819	£-893,824
60% LAR : 40% CIR	30%	£1,237,549	£-306,669	£-650,281	£-624,956	£-1,050,405	£-1,625,643
60% LAR : 40% CIR	35%	£401,765	£-1,045,890	£-1,186,861	£-1,214,564	£-1,786,941	£-2,370,851
60% LAR : 40% CIR	40%	£-438,603	£-1,789,021	£-1,933,509	£-1,959,480	£-2,540,251	£-3,123,745
60% LAR : 40% CIR	45%	£-1,283,500	£-2,545,624	£-2,690,575	£-2,716,512	£-3,301,709	£-3,880,363
60% LAR : 40% CIR	50%	£-2,133,657	£-3,312,979	£-3,456,898	£-3,486,243	£-4,074,983	£-4,661,922

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone B - £1,100 psf
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No Units	50
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£10,302,088	£8,158,990	£8,012,548	£7,986,400	£7,400,831	£6,814,861
60% LAR - 40% CIR	5%	£9,434,520	£7,388,795	£7,242,034	£7,216,886	£6,633,441	£6,049,996
60% LAR - 40% CIR	10%	£8,562,085	£6,613,808	£6,468,484	£6,442,526	£5,861,229	£5,279,931
60% LAR - 40% CIR	15%	£7,684,826	£5,834,076	£5,689,244	£5,663,371	£5,084,044	£4,504,718
60% LAR - 40% CIR	20%	£6,802,792	£5,049,646	£4,905,263	£4,879,465	£4,301,335	£3,724,406
60% LAR - 40% CIR	25%	£5,916,031	£4,250,563	£4,119,587	£4,093,855	£3,514,950	£2,939,946
60% LAR - 40% CIR	30%	£5,024,591	£3,466,877	£3,323,264	£3,297,590	£2,723,140	£2,148,691
60% LAR - 40% CIR	35%	£4,128,519	£2,688,632	£2,525,341	£2,499,717	£1,926,553	£1,353,389
60% LAR - 40% CIR	40%	£3,227,892	£1,905,875	£1,722,863	£1,697,283	£1,124,559	£543,794
60% LAR - 40% CIR	45%	£2,322,667	£1,058,654	£914,086	£888,149	£308,343	£-275,605
60% LAR - 40% CIR	50%	£1,412,983	£237,092	£92,341	£66,432	£-520,394	£-1,108,234

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,847,769	£5,790,367	£5,937,309	£5,963,487	£9,549,226	£7,134,996
60% LAR - 40% CIR	0%	£4,515,837	£5,961,062	£6,108,005	£6,134,181	£7,136,418	£7,669,861
60% LAR - 40% CIR	5%	£5,387,772	£7,336,050	£7,483,373	£7,509,331	£8,085,628	£8,669,928
60% LAR - 40% CIR	10%	£6,259,707	£8,711,038	£8,858,013	£8,884,071	£9,460,395	£10,046,719
60% LAR - 40% CIR	15%	£7,131,642	£10,086,026	£10,233,088	£10,259,146	£10,835,469	£11,421,793
60% LAR - 40% CIR	20%	£8,003,577	£11,461,014	£11,608,160	£11,634,218	£12,209,542	£12,795,866
60% LAR - 40% CIR	25%	£8,875,512	£12,836,002	£12,983,232	£13,009,290	£13,584,614	£14,170,938
60% LAR - 40% CIR	30%	£9,747,447	£14,211,090	£14,358,304	£14,384,362	£14,959,686	£15,546,010
60% LAR - 40% CIR	35%	£10,619,382	£15,586,078	£15,733,378	£15,759,436	£16,334,760	£16,921,084
60% LAR - 40% CIR	40%	£11,491,317	£16,961,066	£17,108,442	£17,134,500	£17,709,824	£18,296,148
60% LAR - 40% CIR	45%	£12,363,252	£18,336,054	£18,483,516	£18,509,574	£19,084,900	£19,671,224
60% LAR - 40% CIR	50%	£13,235,187	£19,711,042	£19,858,528	£19,884,586	£20,459,910	£21,046,234

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,132,660	£10,438	£19,880	£193,029	£769,798	£1,354,567
60% LAR - 40% CIR	0%	£1,265,024	£7,694,684	£7,841,627	£7,867,685	£8,443,010	£9,018,335
60% LAR - 40% CIR	5%	£392,656	£1,555,621	£1,702,564	£1,728,502	£2,303,199	£2,877,896
60% LAR - 40% CIR	10%	£684,803	£2,335,352	£2,482,305	£2,508,243	£3,082,940	£3,657,637
60% LAR - 40% CIR	15%	£976,950	£3,115,083	£3,262,036	£3,287,974	£3,862,671	£4,437,368
60% LAR - 40% CIR	20%	£1,269,097	£3,894,814	£4,041,767	£4,067,705	£4,642,402	£5,217,100
60% LAR - 40% CIR	25%	£1,561,244	£4,674,545	£4,821,508	£4,847,446	£5,422,143	£5,996,840
60% LAR - 40% CIR	30%	£1,853,391	£5,454,276	£5,601,461	£5,627,399	£6,202,096	£6,776,793
60% LAR - 40% CIR	35%	£2,145,538	£6,234,007	£6,381,202	£6,407,140	£6,982,837	£7,557,534
60% LAR - 40% CIR	40%	£2,437,685	£7,013,738	£7,160,933	£7,186,871	£7,762,568	£8,337,265
60% LAR - 40% CIR	45%	£2,729,832	£7,793,469	£7,940,664	£7,966,602	£8,542,309	£9,117,006
60% LAR - 40% CIR	50%	£3,021,979	£8,573,200	£8,720,395	£8,746,333	£9,322,030	£9,896,727

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,227,302	£2,384,705	£2,236,263	£2,212,114	£1,626,345	£1,040,575
60% LAR - 40% CIR	0%	£3,660,235	£1,614,609	£1,468,169	£1,442,600	£959,155	£275,710
60% LAR - 40% CIR	5%	£2,787,799	£839,522	£694,108	£668,241	£186,944	£-494,354
60% LAR - 40% CIR	10%	£1,910,540	£59,790	£-99,041	£-110,915	£-680,242	£-1,269,588
60% LAR - 40% CIR	15%	£1,033,281	£-170,804	£-281,955	£-293,829	£-504,539	£-719,888
60% LAR - 40% CIR	20%	£128,506	£-380,969	£-492,106	£-504,000	£-719,888	£-935,137
60% LAR - 40% CIR	25%	£-141,746	£-491,123	£-602,253	£-614,127	£-829,437	£-1,044,686
60% LAR - 40% CIR	30%	£-254,987	£-601,276	£-713,400	£-725,274	£-944,986	£-1,160,235
60% LAR - 40% CIR	35%	£-368,228	£-711,429	£-824,553	£-836,427	£-1,060,435	£-1,275,784
60% LAR - 40% CIR	40%	£-481,469	£-821,582	£-935,706	£-947,580	£-1,175,984	£-1,391,333
60% LAR - 40% CIR	45%	£-594,710	£-931,735	£-1,046,859	£-1,058,733	£-1,291,433	£-1,506,882
60% LAR - 40% CIR	50%	£-707,951	£-1,041,888	£-1,157,912	£-1,169,786	£-1,401,982	£-1,622,431

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,359,088	£5,215,990	£5,069,548	£5,043,400	£4,407,831	£3,877,861
60% LAR - 40% CIR	0%	£6,481,620	£4,445,795	£4,299,354	£4,273,206	£3,638,441	£3,108,996
60% LAR - 40% CIR	5%	£5,610,085	£3,670,808	£3,525,484	£3,499,526	£2,859,961	£2,330,516
60% LAR - 40% CIR	10%	£4,738,550	£2,895,821	£2,750,507	£2,724,549	£2,085,076	£1,555,631
60% LAR - 40% CIR	15%	£3,867,015	£2,120,834	£1,975,510	£1,949,552	£1,309,411	£784,966
60% LAR - 40% CIR	20%	£2,995,480	£1,345,847	£1,200,525	£1,174,567	£569,420	£43,975
60% LAR - 40% CIR	25%	£2,123,945	£570,860	£425,540	£400,582	£-140,977	£-281,922
60% LAR - 40% CIR	30%	£1,252,410	£-204,127	£-350,100	£-325,142	£-526,431	£-767,376
60% LAR - 40% CIR	35%	£361,825	£-479,140	£-625,113	£-600,155	£-805,640	£-1,041,085
60% LAR - 40% CIR	40%	£-208,710	£-754,153	£-980,126	£-955,168	£-1,154,649	£-1,390,130
60% LAR - 40% CIR	45%	£-361,625	£-1,029,166	£-1,355,139	£-1,330,181	£-1,479,698	£-1,719,185
60% LAR - 40% CIR	50%	£-514,540	£-1,304,179	£-1,630,152	£-1,605,194	£-1,754,747	£-2,000,230

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone B - £1,150 psf
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No Units	50
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,497,296	£9,345,484	£9,199,041	£9,172,894	£8,587,125	£9,001,355
60% LAR : 40% CIR	5%	£10,574,900	£8,513,965	£8,370,103	£8,344,055	£7,760,610	£8,177,165
60% LAR : 40% CIR	10%	£9,647,281	£7,581,652	£7,536,328	£7,510,371	£6,926,073	£7,342,776
60% LAR : 40% CIR	15%	£8,709,734	£6,642,596	£6,697,784	£6,671,891	£6,087,564	£6,503,238
60% LAR : 40% CIR	20%	£7,767,412	£5,698,840	£5,854,459	£5,828,659	£5,251,130	£5,667,601
60% LAR : 40% CIR	25%	£6,820,362	£5,150,434	£5,006,458	£4,980,725	£4,404,821	£4,820,917
60% LAR : 40% CIR	30%	£5,868,633	£4,297,422	£4,153,810	£4,128,136	£3,553,686	£3,970,236
60% LAR : 40% CIR	35%	£4,912,272	£3,439,853	£3,296,561	£3,270,938	£2,697,774	£3,114,610
60% LAR : 40% CIR	40%	£3,951,029	£2,577,771	£2,434,780	£2,409,179	£1,833,133	£2,250,387
60% LAR : 40% CIR	45%	£2,985,843	£1,711,226	£1,568,453	£1,542,905	£970,004	£1,387,198
60% LAR : 40% CIR	50%	£2,015,870	£838,602	£693,852	£667,942	£88,937	£497,545

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,452,581	£4,804,373	£4,780,818	£4,776,983	£5,382,732	£5,948,502
60% LAR : 40% CIR	5%	£3,374,857	£5,483,893	£5,470,754	£5,466,863	£6,183,247	£6,772,692
60% LAR : 40% CIR	10%	£4,302,576	£6,268,205	£6,243,550	£6,239,498	£7,020,784	£7,602,081
60% LAR : 40% CIR	15%	£5,240,123	£7,107,261	£7,252,003	£7,277,966	£8,157,293	£8,738,619
60% LAR : 40% CIR	20%	£6,182,448	£7,951,917	£8,096,390	£8,121,198	£9,098,727	£9,679,256
60% LAR : 40% CIR	25%	£7,129,455	£8,799,424	£8,943,309	£8,968,132	£9,943,086	£10,523,940
60% LAR : 40% CIR	30%	£8,081,224	£9,652,435	£9,796,048	£9,821,721	£10,796,171	£11,377,627
60% LAR : 40% CIR	35%	£9,037,985	£10,510,904	£10,653,293	£10,678,919	£11,592,093	£12,173,247
60% LAR : 40% CIR	40%	£9,999,631	£11,372,068	£11,515,007	£11,540,678	£12,312,724	£12,894,770
60% LAR : 40% CIR	45%	£10,964,014	£12,238,631	£12,381,404	£12,406,552	£12,979,553	£13,561,659
60% LAR : 40% CIR	50%	£11,933,988	£13,111,255	£13,256,005	£13,281,915	£13,860,920	£14,447,402

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,327,888	£1,176,056	£1,029,613	£1,003,465	£417,696	£188,073
60% LAR : 40% CIR	5%	£2,455,872	£246,136	£200,675	£174,625	£68,812	£28,652
60% LAR : 40% CIR	10%	£1,477,852	£487,776	£633,101	£659,057	£1,240,355	£1,821,652
60% LAR : 40% CIR	15%	£540,305	£1,328,833	£1,471,664	£1,497,538	£2,078,865	£2,658,191
60% LAR : 40% CIR	20%	£462,817	£2,170,588	£2,314,900	£2,340,760	£2,918,289	£3,498,667
60% LAR : 40% CIR	25%	£1,349,085	£3,018,995	£3,162,971	£3,188,704	£3,764,698	£4,340,612
60% LAR : 40% CIR	30%	£2,300,796	£3,872,006	£4,015,619	£4,041,292	£4,615,743	£5,190,192
60% LAR : 40% CIR	35%	£3,257,136	£4,729,576	£4,872,867	£4,898,491	£5,471,656	£6,044,819
60% LAR : 40% CIR	40%	£4,218,102	£5,581,607	£5,724,668	£5,750,260	£6,323,296	£6,896,362
60% LAR : 40% CIR	45%	£5,183,580	£6,438,203	£6,580,976	£6,606,523	£7,179,424	£7,752,230
60% LAR : 40% CIR	50%	£6,150,850	£7,290,826	£7,435,577	£7,461,496	£8,000,481	£8,573,973

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,723,010	£3,571,199	£3,424,756	£3,398,608	£2,812,839	£2,227,069
60% LAR : 40% CIR	5%	£4,800,614	£2,417,670	£2,269,817	£2,243,769	£1,896,324	£1,402,979
60% LAR : 40% CIR	10%	£3,872,995	£1,907,367	£1,762,042	£1,736,086	£1,154,788	£753,491
60% LAR : 40% CIR	15%	£2,935,448	£1,068,310	£923,478	£897,605	£318,278	£261,048
60% LAR : 40% CIR	20%	£1,993,126	£224,555	£80,173	£54,374	£68,658	£1,100,058
60% LAR : 40% CIR	25%	£1,046,077	£623,852	£777,628	£793,541	£1,369,465	£1,945,368
60% LAR : 40% CIR	30%	£94,347	£1,476,864	£1,620,476	£1,646,149	£2,220,600	£2,795,049
60% LAR : 40% CIR	35%	£862,811	£2,324,433	£2,477,725	£2,503,396	£3,076,512	£3,649,676
60% LAR : 40% CIR	40%	£1,822,980	£3,186,515	£3,339,566	£3,365,107	£3,938,163	£4,509,189
60% LAR : 40% CIR	45%	£2,788,443	£4,063,060	£4,205,833	£4,231,384	£4,804,281	£5,384,867
60% LAR : 40% CIR	50%	£3,758,416	£4,936,683	£5,080,434	£5,106,344	£5,685,348	£6,271,830

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£8,854,286	£6,802,486	£6,286,011	£6,228,884	£5,994,125	£5,985,355
60% LAR : 40% CIR	5%	£7,631,900	£5,572,965	£5,427,103	£5,401,055	£4,817,610	£4,234,165
60% LAR : 40% CIR	10%	£6,704,281	£4,738,652	£4,593,328	£4,567,371	£3,986,073	£3,404,776
60% LAR : 40% CIR	15%	£5,786,734	£3,899,596	£3,754,764	£3,728,891	£3,149,564	£2,570,238
60% LAR : 40% CIR	20%	£4,824,412	£3,056,840	£2,911,459	£2,885,659	£2,306,130	£1,726,601
60% LAR : 40% CIR	25%	£3,877,362	£2,207,434	£2,063,458	£2,037,725	£1,461,821	£885,917
60% LAR : 40% CIR	30%	£2,925,633	£1,354,422	£1,210,810	£1,185,136	£610,686	£36,236
60% LAR : 40% CIR	35%	£1,969,272	£496,853	£353,561	£327,938	£64,365	£616,365
60% LAR : 40% CIR	40%	£1,008,326	£365,229	£208,240	£193,621	£1,105,867	£1,677,913
60% LAR : 40% CIR	45%	£42,843	£1,231,774	£1,374,347	£1,400,095	£1,972,998	£2,552,802
60% LAR : 40% CIR	50%	£627,139	£2,104,298	£2,246,149	£2,271,956	£2,844,963	£3,420,545

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone B - £1,200 psf
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No Units	50
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,692,027	£10,531,977	£10,385,536	£10,359,368	£9,775,618	£9,187,849
60% LAR : 40% CIR	5%	£11,709,895	£9,643,134	£9,497,272	£9,471,224	£8,887,779	£8,304,534
60% LAR : 40% CIR	10%	£10,722,967	£8,749,497	£8,604,173	£8,578,216	£7,995,918	£7,412,620
60% LAR : 40% CIR	15%	£9,731,288	£7,851,116	£7,706,284	£7,680,410	£7,101,083	£6,521,758
60% LAR : 40% CIR	20%	£8,732,031	£6,948,036	£6,803,653	£6,777,854	£6,200,325	£5,622,796
60% LAR : 40% CIR	25%	£7,734,993	£6,040,304	£5,896,328	£5,870,596	£5,294,692	£4,718,787
60% LAR : 40% CIR	30%	£6,732,675	£5,127,968	£4,984,366	£4,958,682	£4,384,231	£3,809,782
60% LAR : 40% CIR	35%	£5,696,025	£4,211,073	£4,067,783	£4,042,159	£3,468,984	£2,895,830
60% LAR : 40% CIR	40%	£4,674,791	£3,299,602	£3,184,607	£3,159,075	£2,586,029	£2,012,984
60% LAR : 40% CIR	45%	£3,649,019	£2,383,797	£2,271,024	£2,245,477	£1,674,385	£1,091,860
60% LAR : 40% CIR	50%	£2,618,757	£1,433,509	£1,290,933	£1,265,413	£690,448	£111,443

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,267,830	£3,417,580	£3,584,322	£3,590,489	£4,176,239	£4,762,008
60% LAR : 40% CIR	5%	£2,239,962	£4,366,724	£4,462,895	£4,468,064	£5,053,814	£5,640,523
60% LAR : 40% CIR	10%	£3,220,891	£5,260,860	£5,345,684	£5,351,841	£5,937,591	£6,524,327
60% LAR : 40% CIR	15%	£4,218,569	£6,098,741	£6,173,573	£6,179,729	£6,765,479	£7,352,231
60% LAR : 40% CIR	20%	£5,217,836	£6,869,921	£6,944,204	£6,949,360	£7,535,109	£8,121,876
60% LAR : 40% CIR	25%	£6,225,104	£7,580,653	£7,654,536	£7,659,692	£8,224,438	£8,811,643
60% LAR : 40% CIR	30%	£7,237,162	£8,231,890	£8,305,273	£8,310,429	£8,905,179	£9,492,402
60% LAR : 40% CIR	35%	£8,253,832	£8,784,784	£8,858,075	£8,863,231	£9,457,979	£10,045,227
60% LAR : 40% CIR	40%	£9,275,693	£9,269,193	£9,341,303	£9,346,459	£9,941,029	£10,532,050
60% LAR : 40% CIR	45%	£10,300,838	£9,683,060	£9,754,333	£9,759,489	£10,354,039	£10,940,862
60% LAR : 40% CIR	50%	£11,331,100	£10,035,349	£10,106,622	£10,111,778	£10,706,319	£11,293,142

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,522,599	£2,362,549	£2,216,107	£2,189,959	£1,604,189	£1,018,421
60% LAR : 40% CIR	5%	£3,540,467	£1,473,705	£1,327,264	£1,301,116	£716,353	£134,506
60% LAR : 40% CIR	10%	£2,563,538	£580,069	£434,744	£408,768	£172,510	£-753,808
60% LAR : 40% CIR	15%	£1,561,859	£-318,313	£-483,145	£-489,018	£-1,068,345	£-1,647,671
60% LAR : 40% CIR	20%	£552,802	£-1,261,983	£-1,865,075	£-1,871,948	£-2,451,083	£-3,029,633
60% LAR : 40% CIR	25%	£-444,758	£-2,129,124	£-2,723,100	£-2,728,833	£-3,312,437	£-3,891,041
60% LAR : 40% CIR	30%	£-1,456,753	£-2,941,461	£-3,535,073	£-3,540,806	£-4,124,411	£-4,702,816
60% LAR : 40% CIR	35%	£-2,473,403	£-3,698,355	£-4,301,646	£-4,307,379	£-4,890,434	£-5,469,598
60% LAR : 40% CIR	40%	£-3,493,638	£-4,409,711	£-5,022,712	£-5,028,445	£-5,609,389	£-6,188,444
60% LAR : 40% CIR	45%	£-4,520,400	£-5,065,531	£-5,648,405	£-5,654,138	£-6,234,043	£-6,813,567
60% LAR : 40% CIR	50%	£-5,550,871	£-5,735,920	£-6,278,495	£-6,284,228	£-6,859,892	£-7,439,986

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£6,917,742	£4,757,692	£4,611,250	£4,585,102	£3,999,332	£3,413,564
60% LAR : 40% CIR	5%	£5,935,610	£3,868,848	£3,722,396	£3,696,248	£3,110,493	£2,524,725
60% LAR : 40% CIR	10%	£4,948,681	£2,975,212	£2,828,887	£2,802,739	£2,217,984	£1,633,216
60% LAR : 40% CIR	15%	£3,957,002	£2,078,830	£1,931,998	£1,905,850	£1,320,798	£747,472
60% LAR : 40% CIR	20%	£2,957,145	£1,173,750	£1,026,988	£1,000,840	£426,040	£-154,895
60% LAR : 40% CIR	25%	£1,950,408	£26,018	£-122,043	£-127,910	£-704,594	£-1,283,048
60% LAR : 40% CIR	30%	£938,390	£-946,318	£-1,789,930	£-1,795,803	£-2,380,054	£-2,965,504
60% LAR : 40% CIR	35%	£-678,261	£-1,863,012	£-2,602,272	£-2,608,145	£-3,193,291	£-3,778,455
60% LAR : 40% CIR	40%	£-1,699,495	£-2,684,618	£-3,423,520	£-3,429,393	£-3,922,537	£-4,507,302
60% LAR : 40% CIR	45%	£-2,725,267	£-3,508,489	£-4,244,362	£-4,250,235	£-4,743,381	£-5,327,426
60% LAR : 40% CIR	50%	£-3,750,828	£-4,340,777	£-5,068,302	£-5,074,175	£-5,568,838	£-6,153,843

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£9,749,027	£7,588,917	£7,442,556	£7,416,388	£6,330,618	£5,244,849
60% LAR : 40% CIR	5%	£8,768,895	£6,700,134	£6,554,272	£6,528,104	£5,442,324	£4,356,555
60% LAR : 40% CIR	10%	£7,779,967	£5,806,497	£5,661,173	£5,635,005	£4,550,216	£3,464,447
60% LAR : 40% CIR	15%	£6,788,288	£4,908,116	£4,763,284	£4,737,116	£3,648,083	£2,552,318
60% LAR : 40% CIR	20%	£5,799,031	£4,005,036	£3,860,163	£3,834,095	£2,742,325	£1,648,549
60% LAR : 40% CIR	25%	£4,781,693	£3,097,304	£2,953,328	£2,927,160	£1,842,692	£744,922
60% LAR : 40% CIR	30%	£3,769,075	£2,184,968	£2,041,356	£2,015,188	£1,441,231	£366,762
60% LAR : 40% CIR	35%	£2,753,025	£1,268,073	£1,124,783	£1,098,595	£525,994	£-57,810
60% LAR : 40% CIR	40%	£1,731,791	£346,607	£-120,657	£-116,489	£-593,971	£-1,178,016
60% LAR : 40% CIR	45%	£706,019	£-79,293	£-721,076	£-716,908	£-1,318,615	£-2,013,140
60% LAR : 40% CIR	50%	£-289,249	£-1,699,491	£-2,620,067	£-2,615,900	£-3,252,592	£-3,897,957

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone B - £1,250 psf
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No Units	50
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£13,886,760	£11,716,075	£11,571,834	£11,545,882	£10,960,112	£10,374,343
60% LAR : 40% CIR	5%	£12,844,890	£10,770,303	£10,624,441	£10,598,394	£10,014,949	£9,431,504
60% LAR : 40% CIR	10%	£11,798,225	£9,817,341	£9,672,017	£9,646,060	£9,064,762	£8,483,465
60% LAR : 40% CIR	15%	£10,746,810	£8,859,635	£8,714,804	£8,688,930	£8,109,603	£7,530,277
60% LAR : 40% CIR	20%	£9,690,692	£7,897,231	£7,752,849	£7,727,050	£7,148,500	£6,571,992
60% LAR : 40% CIR	25%	£8,629,024	£6,930,175	£6,786,199	£6,760,466	£6,184,562	£5,608,658
60% LAR : 40% CIR	30%	£7,566,718	£5,968,514	£5,814,901	£5,789,227	£5,214,778	£4,640,327
60% LAR : 40% CIR	35%	£6,479,778	£4,982,295	£4,830,004	£4,813,380	£4,240,216	£3,667,052
60% LAR : 40% CIR	40%	£5,398,295	£4,001,664	£3,858,953	£3,832,971	£3,260,925	£2,688,989
60% LAR : 40% CIR	45%	£4,312,194	£3,016,369	£2,873,596	£2,848,049	£2,276,956	£1,705,864
60% LAR : 40% CIR	50%	£3,221,644	£2,026,756	£1,884,180	£1,858,660	£1,288,357	£712,954

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-£93,098	-£2,233,782	-£2,378,023	-£2,463,975	-£2,988,745	-£3,878,514
60% LAR : 40% CIR	5%	£1,104,867	£3,179,495	£3,365,416	£3,381,464	£3,534,986	£4,118,335
60% LAR : 40% CIR	10%	£2,151,632	£4,132,516	£4,277,841	£4,303,797	£4,885,095	£5,468,402
60% LAR : 40% CIR	15%	£3,203,047	£5,090,222	£5,235,063	£5,260,927	£5,840,294	£6,419,580
60% LAR : 40% CIR	20%	£4,259,165	£6,052,627	£6,197,008	£6,222,897	£6,800,337	£7,377,868
60% LAR : 40% CIR	25%	£5,320,633	£7,019,682	£7,163,668	£7,189,361	£7,766,295	£8,341,199
60% LAR : 40% CIR	30%	£6,393,139	£7,991,343	£8,134,956	£8,160,630	£8,735,079	£9,309,530
60% LAR : 40% CIR	35%	£7,470,079	£8,967,563	£9,110,883	£9,136,477	£9,709,641	£10,289,808
60% LAR : 40% CIR	40%	£8,551,603	£9,946,293	£10,091,904	£10,116,846	£10,688,932	£11,269,077
60% LAR : 40% CIR	45%	£9,637,663	£10,933,488	£11,076,261	£11,101,809	£11,672,901	£12,243,993
60% LAR : 40% CIR	50%	£10,728,213	£11,923,102	£12,085,677	£12,091,197	£12,661,500	£13,236,904

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,717,331	£3,546,647	£3,402,405	£3,376,453	£2,790,684	£2,204,915
60% LAR : 40% CIR	5%	£4,675,462	£2,660,874	£2,455,013	£2,428,965	£1,843,520	£1,258,075
60% LAR : 40% CIR	10%	£3,628,796	£1,647,913	£1,502,588	£1,476,631	£895,333	£314,036
60% LAR : 40% CIR	15%	£2,577,381	£690,207	£545,375	£519,502	£39,828	£838,161
60% LAR : 40% CIR	20%	£1,521,263	£272,198	£168,880	£142,976	£1,016,888	£1,591,457
60% LAR : 40% CIR	25%	£49,596	£1,59,454	£1,383,230	£1,408,262	£1,884,986	£2,360,771
60% LAR : 40% CIR	30%	£912,711	£2,210,915	£2,354,527	£2,380,291	£2,954,651	£3,529,101
60% LAR : 40% CIR	35%	£1,989,690	£3,187,134	£3,330,425	£3,356,049	£3,929,213	£4,502,977
60% LAR : 40% CIR	40%	£3,051,603	£4,167,805	£4,310,876	£4,336,497	£4,909,593	£5,480,548
60% LAR : 40% CIR	45%	£4,127,234	£5,153,059	£5,295,832	£5,321,380	£5,892,472	£6,463,564
60% LAR : 40% CIR	50%	£4,947,785	£6,142,673	£6,285,248	£6,310,798	£6,881,071	£7,456,475

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,112,474	£5,941,789	£5,797,548	£5,771,596	£5,185,826	£4,600,958
60% LAR : 40% CIR	5%	£7,070,605	£4,995,017	£4,850,155	£4,824,188	£4,240,663	£3,657,218
60% LAR : 40% CIR	10%	£6,023,939	£4,043,055	£3,897,731	£3,871,774	£3,290,476	£2,709,179
60% LAR : 40% CIR	15%	£4,972,524	£3,095,350	£2,940,518	£2,914,644	£2,335,318	£1,755,992
60% LAR : 40% CIR	20%	£3,916,069	£2,122,945	£1,978,663	£1,952,784	£1,373,234	£797,106
60% LAR : 40% CIR	25%	£2,854,739	£1,155,889	£1,011,913	£986,180	£410,276	£165,628
60% LAR : 40% CIR	30%	£1,782,432	£184,228	£40,616	£14,942	£859,608	£1,333,959
60% LAR : 40% CIR	35%	£705,493	£87,821	£298,282	£292,996	£1,538,070	£2,107,234
60% LAR : 40% CIR	40%	£3,976,050	£1,172,722	£1,015,733	£1,041,314	£2,613,360	£3,085,405
60% LAR : 40% CIR	45%	£1,462,091	£2,757,916	£2,900,690	£2,926,237	£3,497,329	£4,068,422
60% LAR : 40% CIR	50%	£2,592,642	£3,747,530	£3,890,105	£3,916,626	£4,485,828	£5,061,332

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£10,943,760	£8,735,075	£8,628,334	£8,602,862	£8,017,112	£7,437,363
60% LAR : 40% CIR	5%	£9,901,890	£7,827,303	£7,683,441	£7,658,394	£7,071,949	£6,488,504
60% LAR : 40% CIR	10%	£8,855,225	£6,874,341	£6,729,017	£6,703,060	£6,121,762	£5,540,465
60% LAR : 40% CIR	15%	£7,803,810	£5,916,635	£5,771,804	£5,745,030	£5,166,603	£4,587,277
60% LAR : 40% CIR	20%	£6,747,692	£4,954,631	£4,809,849	£4,783,052	£4,204,520	£3,626,992
60% LAR : 40% CIR	25%	£5,686,024	£3,987,175	£3,843,199	£3,817,466	£3,241,562	£2,665,658
60% LAR : 40% CIR	30%	£4,613,718	£3,015,514	£2,871,901	£2,846,227	£2,271,778	£1,697,327
60% LAR : 40% CIR	35%	£3,536,778	£2,039,295	£1,896,004	£1,870,380	£1,297,216	£724,052
60% LAR : 40% CIR	40%	£2,455,255	£1,058,564	£915,553	£889,971	£317,925	£424,120
60% LAR : 40% CIR	45%	£1,369,194	£73,369	£69,404	£64,951	£666,044	£1,237,136
60% LAR : 40% CIR	50%	£278,644	£98,244	£1,058,629	£1,064,346	£1,644,643	£2,230,046

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone B - £1,300 psf
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No Units	50
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£15,081,492	£12,891,704	£12,747,462	£12,721,707	£12,144,741	£11,560,836
60% LAR : 40% CIR	5%	£13,970,895	£11,890,956	£11,746,288	£11,720,631	£11,142,118	£10,568,673
60% LAR : 40% CIR	10%	£12,873,484	£10,883,491	£10,739,861	£10,713,905	£10,132,607	£9,551,309
60% LAR : 40% CIR	15%	£11,782,332	£9,888,155	£9,723,323	£9,697,450	£9,118,123	£8,538,797
60% LAR : 40% CIR	20%	£10,846,477	£8,946,426	£8,762,044	£8,736,244	£8,158,716	£7,579,186
60% LAR : 40% CIR	25%	£9,925,966	£7,920,045	£7,676,069	£7,650,337	£7,074,433	£6,496,528
60% LAR : 40% CIR	30%	£8,400,759	£6,789,059	£6,645,447	£6,619,773	£6,045,323	£5,470,874
60% LAR : 40% CIR	35%	£7,263,532	£5,753,516	£5,610,224	£5,584,601	£5,011,437	£4,438,273
60% LAR : 40% CIR	40%	£5,191,720	£4,713,460	£4,570,449	£4,544,868	£3,972,822	£3,400,777
60% LAR : 40% CIR	45%	£4,975,370	£3,688,940	£3,526,167	£3,500,621	£2,929,529	£2,358,435
60% LAR : 40% CIR	50%	£3,824,532	£2,620,003	£2,477,427	£2,451,907	£1,881,604	£1,311,301

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,131,635	£1,058,154	£1,202,305	£1,228,180	£1,805,116	£2,389,021
60% LAR : 40% CIR	5%	£20,028	£2,059,901	£2,203,989	£2,229,262	£2,801,338	£3,391,164
60% LAR : 40% CIR	10%	£1,079,373	£3,066,396	£3,209,996	£3,235,962	£3,811,250	£4,398,548
60% LAR : 40% CIR	15%	£2,187,525	£4,081,702	£4,226,534	£4,252,497	£4,831,734	£5,411,060
60% LAR : 40% CIR	20%	£3,303,380	£5,103,431	£5,247,814	£5,273,613	£5,851,141	£6,428,071
60% LAR : 40% CIR	25%	£4,423,801	£6,129,612	£6,274,689	£6,299,507	£6,876,426	£7,451,330
60% LAR : 40% CIR	30%	£5,549,098	£7,160,788	£7,304,410	£7,328,984	£7,904,534	£8,478,983
60% LAR : 40% CIR	35%	£6,686,325	£8,196,341	£8,339,633	£8,363,296	£8,939,420	£9,511,684
60% LAR : 40% CIR	40%	£7,828,157	£9,236,397	£9,379,408	£9,402,980	£9,978,038	£10,549,093
60% LAR : 40% CIR	45%	£8,974,487	£10,280,917	£10,423,690	£10,446,236	£11,020,329	£11,591,422
60% LAR : 40% CIR	50%	£10,125,328	£11,325,955	£11,472,430	£11,497,950	£12,068,253	£12,638,556

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£6,812,063	£4,722,275	£4,576,034	£4,552,278	£3,975,312	£3,391,408
60% LAR : 40% CIR	5%	£5,810,457	£3,720,528	£3,576,859	£3,551,253	£2,972,689	£2,389,244
60% LAR : 40% CIR	10%	£4,704,055	£2,714,062	£2,570,433	£2,544,476	£1,965,178	£1,381,880
60% LAR : 40% CIR	15%	£3,592,903	£1,698,727	£1,553,895	£1,528,021	£948,694	£369,368
60% LAR : 40% CIR	20%	£2,477,048	£676,896	£532,615	£506,816	£270,675	£86,842
60% LAR : 40% CIR	25%	£1,358,537	£246,383	£103,800	£100,896	£3,094,596	£1,670,901
60% LAR : 40% CIR	30%	£231,331	£1,380,369	£1,523,982	£1,549,656	£2,124,105	£2,698,555
60% LAR : 40% CIR	35%	£395,586	£2,416,913	£2,559,204	£2,584,827	£3,157,992	£3,731,156
60% LAR : 40% CIR	40%	£7,047,709	£3,455,909	£3,598,079	£3,624,561	£4,198,607	£4,768,052
60% LAR : 40% CIR	45%	£3,184,058	£4,500,488	£4,643,261	£4,668,808	£5,230,900	£5,801,933
60% LAR : 40% CIR	50%	£4,344,897	£5,549,426	£5,692,001	£5,717,521	£6,287,624	£6,858,127

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,307,206	£7,177,418	£6,975,176	£6,947,421	£6,370,455	£5,786,581
60% LAR : 40% CIR	5%	£8,205,600	£6,115,611	£5,912,002	£5,885,346	£5,307,832	£4,724,387
60% LAR : 40% CIR	10%	£7,099,198	£5,109,205	£4,965,576	£4,939,619	£4,358,321	£3,777,023
60% LAR : 40% CIR	15%	£5,988,046	£4,093,869	£3,949,038	£3,923,164	£3,343,837	£2,766,511
60% LAR : 40% CIR	20%	£4,872,191	£3,072,140	£2,927,758	£2,901,959	£2,324,430	£1,746,900
60% LAR : 40% CIR	25%	£3,751,680	£2,045,760	£1,901,783	£1,876,051	£1,300,147	£724,242
60% LAR : 40% CIR	30%	£2,626,474	£1,014,774	£871,161	£845,487	£271,037	£303,412
60% LAR : 40% CIR	35%	£1,489,247	£26,710	£168,084	£165,984	£668,949	£1,243,013
60% LAR : 40% CIR	40%	£2,047,709	£1,060,626	£1,203,837	£1,229,418	£1,801,454	£2,375,509
60% LAR : 40% CIR	45%	£798,915	£2,105,345	£2,248,118	£2,273,665	£2,844,757	£3,415,850
60% LAR : 40% CIR	50%	£1,949,794	£3,154,283	£3,296,888	£3,322,378	£3,892,681	£4,462,984

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£12,138,492	£9,848,704	£9,804,862	£9,778,707	£9,201,741	£8,617,656
60% LAR : 40% CIR	5%	£11,036,885	£8,846,096	£8,802,288	£8,776,631	£8,199,118	£7,615,673
60% LAR : 40% CIR	10%	£9,930,484	£7,940,491	£7,906,861	£7,881,005	£7,293,607	£6,708,309
60% LAR : 40% CIR	15%	£8,819,332	£6,925,155	£6,890,323	£6,864,466	£6,277,123	£5,692,797
60% LAR : 40% CIR	20%	£7,713,477	£5,903,484	£5,872,044	£5,845,244	£5,257,716	£4,673,186
60% LAR : 40% CIR	25%	£6,582,966	£4,877,045	£4,733,089	£4,707,337	£4,113,433	£3,528,528
60% LAR : 40% CIR	30%	£5,457,759	£3,846,059	£3,702,447	£3,676,773	£3,082,323	£2,497,874
60% LAR : 40% CIR	35%	£4,320,532	£2,810,516	£2,667,224	£2,641,601	£2,046,437	£1,461,273
60% LAR : 40% CIR	40%	£3,178,720	£1,770,460	£1,627,449	£1,601,868	£1,009,822	£457,777
60% LAR : 40% CIR	45%	£2,032,370	£725,940	£583,167	£557,621	£13,471	£584,965
60% LAR : 40% CIR	50%	£981,532	£229,997	£98,673	£69,693	£1,061,396	£1,631,699

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone B - £900 psf
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No Units	60
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,473,227	£4,012,929	£3,837,369	£3,806,021	£3,103,785	£2,401,548
60% LAR : 40% CIR	5%	£5,729,056	£3,380,912	£3,205,149	£3,173,921	£2,474,471	£1,775,020
60% LAR : 40% CIR	10%	£4,979,048	£2,741,350	£2,567,132	£2,536,013	£1,839,136	£1,142,260
60% LAR : 40% CIR	15%	£4,223,256	£2,097,001	£1,923,372	£1,892,353	£1,197,840	£903,327
60% LAR : 40% CIR	20%	£3,461,744	£1,447,019	£1,273,928	£1,242,999	£550,641	£-152,947
60% LAR : 40% CIR	25%	£2,694,563	£791,460	£618,857	£588,007	£-111,104	£-822,744
60% LAR : 40% CIR	30%	£1,921,773	£127,807	£-47,703	£-79,430	£-789,273	£-1,499,115
60% LAR : 40% CIR	35%	£1,143,428	£-856,363	£-733,426	£-765,090	£-1,473,345	£-2,181,589
60% LAR : 40% CIR	40%	£359,089	£-1,248,058	£-1,424,775	£-1,456,387	£-2,183,299	£-2,870,131
60% LAR : 40% CIR	45%	£-444,809	£-1,945,269	£-2,121,693	£-2,153,261	£-2,858,956	£-3,564,650
60% LAR : 40% CIR	50%	£-1,262,972	£-2,647,940	£-2,824,119	£-2,855,655	£-3,560,374	£-4,265,093

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,312,514	£9,772,813	£9,948,372	£9,979,720	£10,881,956	£11,384,184
60% LAR : 40% CIR	5%	£8,056,085	£10,495,729	£10,580,592	£10,611,869	£11,511,271	£12,070,721
60% LAR : 40% CIR	10%	£8,805,850	£11,044,301	£11,215,609	£11,249,728	£12,166,605	£12,643,462
60% LAR : 40% CIR	15%	£9,562,484	£11,688,749	£11,862,369	£11,898,389	£12,822,414	£13,282,414
60% LAR : 40% CIR	20%	£10,323,997	£12,338,722	£12,511,813	£12,542,742	£13,255,100	£13,698,288
60% LAR : 40% CIR	25%	£11,091,178	£12,994,262	£13,166,856	£13,197,234	£13,868,645	£14,298,485
60% LAR : 40% CIR	30%	£11,863,969	£13,657,934	£13,833,444	£13,865,171	£14,575,014	£15,284,856
60% LAR : 40% CIR	35%	£12,642,313	£14,342,104	£14,519,169	£14,550,831	£15,289,086	£15,967,341
60% LAR : 40% CIR	40%	£13,426,153	£15,033,798	£15,215,516	£15,242,128	£15,949,091	£16,655,872
60% LAR : 40% CIR	45%	£14,230,590	£15,731,010	£15,907,434	£15,939,002	£16,644,697	£17,350,391
60% LAR : 40% CIR	50%	£15,048,714	£16,433,852	£16,609,861	£16,641,398	£17,346,115	£18,050,634

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,600,091	£4,060,589	£4,235,948	£4,267,296	£4,989,533	£5,671,770
60% LAR : 40% CIR	5%	£2,044,261	£4,693,358	£4,868,168	£4,900,907	£5,595,647	£6,295,297
60% LAR : 40% CIR	10%	£3,084,270	£5,331,967	£5,506,186	£5,537,305	£6,234,181	£6,931,058
60% LAR : 40% CIR	15%	£3,850,060	£5,976,317	£6,149,943	£6,180,965	£6,875,478	£7,589,990
60% LAR : 40% CIR	20%	£4,611,574	£6,626,628	£6,799,368	£6,830,318	£7,562,677	£8,235,985
60% LAR : 40% CIR	25%	£5,375,726	£7,281,900	£7,455,461	£7,486,510	£8,184,422	£8,856,081
60% LAR : 40% CIR	30%	£6,151,545	£7,945,511	£8,121,021	£8,152,748	£8,862,591	£9,572,433
60% LAR : 40% CIR	35%	£6,929,889	£8,620,681	£8,806,744	£8,838,408	£9,546,682	£10,254,917
60% LAR : 40% CIR	40%	£7,712,730	£9,311,376	£9,498,053	£9,529,104	£10,238,077	£10,943,449
60% LAR : 40% CIR	45%	£8,518,127	£10,018,388	£10,195,010	£10,226,579	£10,932,274	£11,637,968
60% LAR : 40% CIR	50%	£9,336,306	£10,721,258	£10,897,437	£10,928,972	£11,633,692	£12,338,411

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£766,874	£1,693,424	£1,868,984	£1,900,332	£2,602,368	£3,304,806
60% LAR : 40% CIR	5%	£2,222,031	£2,326,941	£2,501,904	£2,532,812	£3,211,882	£3,911,333
60% LAR : 40% CIR	10%	£2,727,305	£2,965,033	£3,139,221	£3,170,340	£3,867,217	£4,564,093
60% LAR : 40% CIR	15%	£1,483,095	£3,609,352	£3,782,981	£3,814,000	£4,508,513	£5,203,026
60% LAR : 40% CIR	20%	£2,244,038	£4,259,334	£4,432,425	£4,463,354	£5,155,712	£5,898,900
60% LAR : 40% CIR	25%	£3,011,769	£4,914,883	£5,087,496	£5,118,346	£5,817,457	£6,529,097
60% LAR : 40% CIR	30%	£3,784,580	£5,574,548	£5,754,058	£5,785,783	£6,485,628	£7,205,468
60% LAR : 40% CIR	35%	£4,562,925	£6,232,716	£6,406,778	£6,437,943	£7,199,686	£7,911,292
60% LAR : 40% CIR	40%	£5,356,765	£6,894,411	£7,061,128	£7,092,704	£7,889,612	£8,595,484
60% LAR : 40% CIR	45%	£6,151,162	£7,561,622	£7,728,043	£7,759,614	£8,565,309	£9,271,003
60% LAR : 40% CIR	50%	£6,969,325	£8,234,293	£8,400,422	£8,432,008	£9,266,727	£9,971,446

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,384,850	£1,104,352	£958,995	£987,845	£785,408	£586,625
60% LAR : 40% CIR	5%	£2,620,680	£471,636	£298,772	£265,544	£183,306	£1,133,356
60% LAR : 40% CIR	10%	£2,070,671	£-167,026	£-311,245	£-372,394	£-1,069,240	£-1,768,117
60% LAR : 40% CIR	15%	£1,314,861	£-811,376	£-986,004	£-1,016,023	£-1,710,536	£-2,405,040
60% LAR : 40% CIR	20%	£363,367	£-1,461,358	£-1,634,448	£-1,665,077	£-2,307,135	£-3,060,924
60% LAR : 40% CIR	25%	£-423,813	£-2,116,917	£-2,280,520	£-2,320,360	£-3,019,481	£-3,731,120
60% LAR : 40% CIR	30%	£-986,604	£-2,780,570	£-2,956,080	£-2,987,695	£-3,697,650	£-4,407,492
60% LAR : 40% CIR	35%	£-1,764,948	£-3,464,739	£-3,641,803	£-3,672,467	£-4,381,721	£-5,090,976
60% LAR : 40% CIR	40%	£-2,543,789	£-4,150,434	£-4,334,152	£-4,364,763	£-5,071,636	£-5,775,508
60% LAR : 40% CIR	45%	£-3,323,188	£-4,833,645	£-5,020,690	£-5,051,638	£-5,767,333	£-6,473,027
60% LAR : 40% CIR	50%	£-4,112,349	£-5,516,317	£-5,702,498	£-5,734,031	£-6,466,799	£-7,173,479

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone B - £950 psf
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No Units	60
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,601,834	£5,428,358	£5,252,900	£5,221,452	£4,519,215	£3,816,978
60% LAR - 40% CIR	5%	£7,602,136	£4,724,611	£4,549,898	£4,518,580	£3,819,129	£3,119,879
60% LAR - 40% CIR	10%	£6,273,636	£4,015,238	£3,841,019	£3,809,900	£3,113,024	£2,416,147
60% LAR - 40% CIR	15%	£5,445,924	£3,300,116	£3,126,488	£3,095,469	£2,400,956	£1,706,443
60% LAR - 40% CIR	20%	£4,612,489	£2,579,362	£2,406,273	£2,375,344	£1,692,985	£980,627
60% LAR - 40% CIR	25%	£3,778,387	£1,853,032	£1,680,430	£1,649,580	£969,170	£266,974
60% LAR - 40% CIR	30%	£2,928,674	£1,121,181	£949,015	£918,235	£228,119	£-478,243
60% LAR - 40% CIR	35%	£2,078,408	£383,867	£211,303	£180,115	£-525,391	£-1,233,646
60% LAR - 40% CIR	40%	£1,222,646	£-373,024	£-549,742	£-591,353	£-1,298,225	£-1,995,098
60% LAR - 40% CIR	45%	£361,444	£-1,143,155	£-1,913,979	£-1,351,147	£-2,056,841	£-2,762,536
60% LAR - 40% CIR	50%	£-521,928	£-1,918,746	£-2,094,925	£-2,126,461	£-2,831,179	£-3,535,898

Residual Land values compared to benchmark land values

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,383,307	£8,357,383	£8,532,341	£8,554,289	£9,268,526	£9,968,764
60% LAR - 40% CIR	5%	£6,093,605	£9,061,070	£9,235,963	£9,267,161	£9,983,612	£10,688,024
60% LAR - 40% CIR	10%	£7,512,106	£9,770,503	£9,944,723	£9,975,941	£10,672,717	£11,369,504
60% LAR - 40% CIR	15%	£8,339,817	£10,485,625	£10,659,253	£10,690,272	£11,384,785	£12,079,298
60% LAR - 40% CIR	20%	£9,173,253	£11,206,379	£11,379,488	£11,410,397	£12,102,796	£12,795,115
60% LAR - 40% CIR	25%	£10,012,354	£11,927,709	£12,105,311	£12,138,162	£12,820,542	£13,518,767
60% LAR - 40% CIR	30%	£10,857,067	£12,644,560	£12,826,726	£12,867,506	£13,537,622	£14,263,984
60% LAR - 40% CIR	35%	£11,707,333	£13,361,875	£13,547,439	£13,695,626	£14,311,133	£15,019,387
60% LAR - 40% CIR	40%	£12,563,055	£14,079,765	£14,268,483	£14,427,694	£15,073,986	£15,789,638
60% LAR - 40% CIR	45%	£13,424,297	£14,798,696	£15,005,320	£15,168,588	£15,842,583	£16,548,277
60% LAR - 40% CIR	50%	£14,307,659	£15,518,487	£15,880,656	£15,972,202	£16,616,920	£17,321,639

Residual Land values compared to benchmark land values

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£171,483	£2,844,969	£2,850,518	£2,851,895	£3,554,103	£4,256,540
60% LAR - 40% CIR	5%	£261,811	£3,348,647	£3,353,809	£3,354,798	£4,058,186	£4,760,623
60% LAR - 40% CIR	10%	£1,799,682	£4,058,080	£4,232,299	£4,263,418	£4,960,294	£5,657,170
60% LAR - 40% CIR	15%	£2,627,393	£4,773,201	£4,946,830	£4,977,849	£5,672,362	£6,366,875
60% LAR - 40% CIR	20%	£3,460,628	£5,488,313	£5,667,945	£5,697,674	£6,380,333	£7,082,861
60% LAR - 40% CIR	25%	£4,299,931	£6,202,296	£6,392,888	£6,423,738	£7,114,148	£7,835,343
60% LAR - 40% CIR	30%	£5,144,643	£6,922,136	£7,124,303	£7,155,083	£7,845,198	£8,561,561
60% LAR - 40% CIR	35%	£5,994,910	£7,639,451	£7,852,015	£7,883,292	£8,598,708	£9,306,964
60% LAR - 40% CIR	40%	£6,850,971	£8,356,342	£8,623,069	£8,654,671	£9,361,543	£10,069,416
60% LAR - 40% CIR	45%	£7,711,873	£9,073,473	£9,392,896	£9,424,484	£10,130,159	£10,835,854
60% LAR - 40% CIR	50%	£8,586,245	£9,792,083	£10,168,242	£10,199,779	£10,904,497	£11,609,818

Residual Land values compared to benchmark land values

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,195,281	£277,394	£853,853	£884,901	£1,187,138	£1,889,375
60% LAR - 40% CIR	5%	£361,865	£348,647	£523,609	£554,758	£858,186	£1,366,674
60% LAR - 40% CIR	10%	£1,799,682	£1,691,115	£1,865,334	£1,896,453	£2,532,329	£3,290,206
60% LAR - 40% CIR	15%	£2,627,393	£2,406,236	£2,679,895	£2,710,884	£3,303,397	£4,099,610
60% LAR - 40% CIR	20%	£3,460,628	£3,121,348	£3,500,890	£3,531,090	£4,023,368	£4,715,726
60% LAR - 40% CIR	25%	£4,299,931	£3,833,321	£4,025,923	£4,056,773	£4,747,183	£5,430,379
60% LAR - 40% CIR	30%	£5,144,643	£4,545,172	£4,757,338	£4,788,118	£5,478,234	£6,184,596
60% LAR - 40% CIR	35%	£5,994,910	£5,256,665	£5,486,660	£5,517,298	£6,213,744	£6,938,999
60% LAR - 40% CIR	40%	£6,850,971	£5,968,342	£6,213,069	£6,243,697	£6,948,578	£7,701,451
60% LAR - 40% CIR	45%	£7,711,873	£6,680,588	£7,025,932	£7,057,489	£7,763,194	£8,468,889
60% LAR - 40% CIR	50%	£8,586,245	£7,392,088	£7,801,277	£7,832,814	£8,537,832	£9,242,261

Residual Land values compared to benchmark land values

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,983,458	£2,218,952	£2,344,424	£2,375,076	£1,870,338	£988,801
60% LAR - 40% CIR	5%	£4,183,780	£1,818,296	£1,841,432	£1,872,078	£1,367,753	£688,601
60% LAR - 40% CIR	10%	£3,365,259	£1,106,862	£932,642	£901,523	£604,648	£-492,229
60% LAR - 40% CIR	15%	£2,537,548	£301,740	£215,112	£187,002	£-307,421	£-1,201,934
60% LAR - 40% CIR	20%	£1,704,112	£-382,184	£-102,104	£-82,016	£-226,392	£-617,750
60% LAR - 40% CIR	25%	£865,011	£-1,055,344	£-1,227,946	£-1,258,797	£-1,949,207	£-2,641,402
60% LAR - 40% CIR	30%	£20,208	£-1,787,195	£-1,999,381	£-1,990,142	£-2,680,257	£-3,386,620
60% LAR - 40% CIR	35%	£393,869	£-2,524,910	£-2,697,074	£-2,728,261	£-3,433,768	£-4,142,023
60% LAR - 40% CIR	40%	£-1,685,730	£-3,281,401	£-3,458,118	£-3,489,730	£-4,196,601	£-4,903,474
60% LAR - 40% CIR	45%	£-2,548,932	£-4,051,532	£-4,227,965	£-4,259,523	£-4,965,218	£-5,670,913
60% LAR - 40% CIR	50%	£-3,430,494	£-4,827,122	£-5,003,301	£-5,034,897	£-5,739,598	£-6,444,376

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone B - £1,000 psf
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No Units	60
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£9,324,400	£6,843,789	£6,668,230	£6,636,882	£5,934,645	£5,232,407
60% LAR - 40% CIR	5%	£8,443,573	£6,069,329	£5,894,467	£5,863,239	£5,163,788	£4,464,938
60% LAR - 40% CIR	10%	£7,556,966	£5,289,125	£5,114,905	£5,083,787	£4,386,911	£3,690,034
60% LAR - 40% CIR	15%	£6,664,726	£4,503,232	£4,329,604	£4,298,584	£3,604,071	£2,909,558
60% LAR - 40% CIR	20%	£5,763,284	£3,711,707	£3,538,617	£3,507,687	£2,815,329	£2,220,970
60% LAR - 40% CIR	25%	£4,862,210	£2,914,604	£2,742,002	£2,711,153	£2,020,742	£1,330,331
60% LAR - 40% CIR	30%	£3,955,576	£2,111,983	£1,939,815	£1,909,036	£1,220,369	£531,702
60% LAR - 40% CIR	35%	£3,013,388	£1,303,896	£1,132,114	£1,101,396	£414,269	£-285,892
60% LAR - 40% CIR	40%	£2,095,705	£490,401	£290,855	£298,296	£-413,191	£-1,120,964
60% LAR - 40% CIR	45%	£1,152,582	£-341,040	£-517,464	£-549,033	£-1,254,727	£-1,960,422
60% LAR - 40% CIR	50%	£214,077	£-1,189,551	£-1,365,730	£-1,397,266	£-2,101,984	£-2,806,703

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,461,342	£6,341,362	£7,177,311	£7,148,889	£7,851,096	£8,553,334
60% LAR - 40% CIR	0%	£3,342,168	£7,716,412	£7,807,274	£7,822,263	£8,521,683	£9,217,463
60% LAR - 40% CIR	5%	£6,228,745	£8,496,616	£9,070,836	£9,701,954	£9,368,830	£10,005,707
60% LAR - 40% CIR	10%	£7,121,016	£9,282,509	£9,456,138	£9,487,187	£10,181,670	£10,876,183
60% LAR - 40% CIR	15%	£8,022,507	£10,074,034	£10,247,126	£10,278,954	£10,970,412	£11,662,771
60% LAR - 40% CIR	20%	£8,933,511	£10,871,137	£11,043,729	£11,074,588	£11,764,989	£12,455,410
60% LAR - 40% CIR	25%	£9,850,165	£11,673,878	£11,845,926	£11,876,705	£12,565,372	£13,254,039
60% LAR - 40% CIR	30%	£10,772,353	£12,481,945	£12,653,627	£12,684,346	£13,371,472	£14,071,433
60% LAR - 40% CIR	35%	£11,700,036	£13,295,249	£13,466,786	£13,497,445	£14,188,955	£14,889,058
60% LAR - 40% CIR	40%	£12,633,159	£14,126,781	£14,303,205	£14,334,774	£15,040,468	£15,746,163
60% LAR - 40% CIR	45%	£13,571,684	£14,975,292	£15,151,471	£15,183,007	£15,887,725	£16,592,444

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£1,251,062	£1,229,528	£1,405,088	£1,436,436	£2,138,673	£2,840,810
60% LAR - 40% CIR	0%	£370,255	£7,716,412	£7,807,274	£7,822,263	£8,521,683	£9,217,463
60% LAR - 40% CIR	5%	£516,321	£2,784,103	£2,958,412	£2,989,530	£3,686,407	£4,383,283
60% LAR - 40% CIR	10%	£1,408,592	£3,370,086	£3,743,714	£3,774,733	£4,489,246	£5,183,759
60% LAR - 40% CIR	15%	£2,310,663	£4,361,611	£4,594,760	£4,585,680	£5,251,088	£5,943,348
60% LAR - 40% CIR	20%	£3,221,108	£5,158,713	£5,331,316	£5,352,165	£5,952,576	£6,742,988
60% LAR - 40% CIR	25%	£4,137,742	£5,961,335	£6,133,502	£6,164,281	£6,852,949	£7,641,616
60% LAR - 40% CIR	30%	£5,059,929	£6,789,422	£6,941,204	£6,971,922	£7,659,048	£8,450,009
60% LAR - 40% CIR	35%	£5,987,013	£7,642,917	£7,784,363	£7,783,032	£8,466,509	£9,261,362
60% LAR - 40% CIR	40%	£6,920,736	£8,514,358	£8,590,782	£8,622,350	£9,328,044	£10,133,739
60% LAR - 40% CIR	45%	£7,859,241	£9,282,888	£9,438,047	£9,470,584	£10,178,309	£10,880,021

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,618,047	£1,137,436	£967,877	£900,529	£228,202	£473,945
60% LAR - 40% CIR	0%	£2,727,220	£360,976	£1,681,114	£156,896	£62,896	£1,247,075
60% LAR - 40% CIR	5%	£1,850,644	£-417,228	£-591,448	£-622,566	£-1,310,442	£-2,016,319
60% LAR - 40% CIR	10%	£958,373	£-1,203,121	£-1,376,749	£-1,407,788	£-2,102,281	£-2,796,794
60% LAR - 40% CIR	15%	£59,891	£-1,944,645	£-2,187,766	£-2,188,686	£-2,891,024	£-3,583,383
60% LAR - 40% CIR	20%	£-854,143	£-2,791,748	£-2,964,350	£-2,965,290	£-3,685,611	£-4,376,022
60% LAR - 40% CIR	25%	£-1,770,777	£-3,594,370	£-3,766,538	£-3,797,317	£-4,483,884	£-5,174,651
60% LAR - 40% CIR	30%	£-2,692,684	£-4,462,487	£-4,574,289	£-4,604,887	£-5,292,084	£-5,992,945
60% LAR - 40% CIR	35%	£-3,620,648	£-5,216,952	£-5,387,388	£-5,418,067	£-6,119,544	£-6,826,417
60% LAR - 40% CIR	40%	£-4,553,771	£-6,047,393	£-6,223,817	£-6,255,386	£-6,961,080	£-7,666,775
60% LAR - 40% CIR	45%	£-5,492,216	£-6,896,903	£-7,072,083	£-7,103,619	£-7,808,337	£-8,513,069

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£6,416,023	£3,335,475	£3,789,884	£3,728,306	£3,026,286	£2,326,031
60% LAR - 40% CIR	0%	£3,535,186	£3,180,953	£2,885,091	£2,854,862	£2,255,412	£1,555,361
60% LAR - 40% CIR	5%	£4,648,620	£2,380,748	£2,206,529	£2,175,411	£1,478,534	£781,658
60% LAR - 40% CIR	10%	£3,756,349	£1,594,856	£1,421,227	£1,390,208	£695,695	£1,182
60% LAR - 40% CIR	15%	£2,864,658	£803,324	£590,241	£590,311	£99,311	£-786,408
60% LAR - 40% CIR	20%	£1,943,833	£6,228	£-168,374	£-197,223	£-887,634	£-1,576,045
60% LAR - 40% CIR	25%	£1,027,199	£-796,394	£-999,551	£-999,340	£-1,689,007	£-2,376,675
60% LAR - 40% CIR	30%	£105,012	£-1,604,481	£-1,776,263	£-1,806,981	£-2,494,107	£-3,194,058
60% LAR - 40% CIR	35%	£-822,672	£-2,417,916	£-2,589,422	£-2,620,090	£-3,321,568	£-4,028,441
60% LAR - 40% CIR	40%	£-1,755,795	£-3,249,417	£-3,425,340	£-3,457,409	£-4,163,103	£-4,868,738
60% LAR - 40% CIR	45%	£-2,694,389	£-4,097,697	£-4,274,106	£-4,306,542	£-5,010,389	£-5,716,080

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone B - £1,050 psf
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No Units	60
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,746,965	£8,253,748	£8,080,828	£8,049,951	£7,350,075	£6,647,838	£5,808,997
60% LAR : 40% CIR	5%	£9,795,010	£7,413,988	£7,239,125	£7,207,897	£6,508,447	£5,808,997	£5,008,997
60% LAR : 40% CIR	10%	£8,837,305	£6,563,013	£6,388,793	£6,357,674	£5,658,798	£4,959,211	£4,159,211
60% LAR : 40% CIR	15%	£7,879,906	£5,708,348	£5,532,719	£5,501,700	£4,807,187	£4,112,674	£3,312,674
60% LAR : 40% CIR	20%	£6,924,869	£4,844,051	£4,670,861	£4,640,032	£3,947,673	£3,252,315	£2,452,315
60% LAR : 40% CIR	25%	£5,970,251	£3,976,178	£3,803,575	£3,772,726	£3,072,251	£2,377,898	£1,577,898
60% LAR : 40% CIR	30%	£4,942,477	£3,102,784	£2,930,617	£2,899,838	£2,211,170	£1,522,503	£722,503
60% LAR : 40% CIR	35%	£3,848,369	£2,223,825	£2,052,144	£2,021,425	£1,334,299	£647,173	£47,173
60% LAR : 40% CIR	40%	£2,948,793	£1,338,659	£1,168,213	£1,137,544	£451,758	£-245,029	£-445,029
60% LAR : 40% CIR	45%	£1,943,719	£450,039	£278,880	£248,252	£-452,613	£-1,158,307	£-1,958,307
60% LAR : 40% CIR	50%	£933,292	£-460,356	£-636,536	£-668,071	£-1,372,789	£-2,077,508	£-2,877,508

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,038,776	£5,531,993	£5,704,313	£5,735,790	£6,435,668	£7,137,903	£7,840,138
60% LAR : 40% CIR	5%	£3,990,211	£6,311,193	£6,486,816	£6,518,344	£7,218,222	£7,920,457	£8,622,692
60% LAR : 40% CIR	10%	£4,948,436	£7,222,120	£7,398,349	£7,429,877	£8,109,755	£8,811,990	£9,514,225
60% LAR : 40% CIR	15%	£5,911,833	£8,079,393	£8,255,022	£8,286,550	£8,967,428	£9,669,663	£10,371,898
60% LAR : 40% CIR	20%	£6,880,812	£8,941,691	£9,117,780	£9,149,308	£9,830,186	£10,532,421	£11,234,656
60% LAR : 40% CIR	25%	£7,855,400	£9,804,989	£9,981,178	£10,012,706	£10,693,584	£11,395,820	£12,098,055
60% LAR : 40% CIR	30%	£8,843,264	£10,682,997	£10,859,124	£10,890,652	£11,571,531	£12,299,766	£13,001,999
60% LAR : 40% CIR	35%	£9,837,312	£11,561,818	£11,737,997	£11,769,525	£12,451,442	£13,153,677	£13,855,912
60% LAR : 40% CIR	40%	£10,838,818	£12,445,063	£12,621,242	£12,652,770	£13,334,687	£14,036,922	£14,739,157
60% LAR : 40% CIR	45%	£11,842,022	£13,326,707	£13,502,886	£13,534,414	£14,216,324	£14,918,559	£15,620,794
60% LAR : 40% CIR	50%	£12,852,448	£14,216,097	£14,422,277	£14,453,805	£15,135,712	£15,837,947	£16,540,182

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,673,647	£180,431	£7,510	£23,366	£723,243	£1,425,479	£2,127,715
60% LAR : 40% CIR	5%	£1,721,693	£888,183	£888,183	£888,183	£1,584,871	£2,287,106	£2,990,341
60% LAR : 40% CIR	10%	£763,987	£-1,510,305	£-1,684,524	£-1,715,643	£-2,412,520	£-3,114,755	£-3,816,990
60% LAR : 40% CIR	15%	£-189,411	£-2,369,970	£-2,540,589	£-2,571,618	£-3,298,131	£-3,999,366	£-4,700,601
60% LAR : 40% CIR	20%	£-1,058,448	£-3,229,267	£-3,402,367	£-3,433,396	£-4,180,049	£-4,881,284	£-5,582,519
60% LAR : 40% CIR	25%	£-2,143,067	£-4,097,140	£-4,269,743	£-4,300,772	£-5,091,005	£-5,792,240	£-6,493,475
60% LAR : 40% CIR	30%	£-3,130,840	£-4,970,534	£-5,142,701	£-5,173,480	£-5,964,238	£-6,665,473	£-7,366,708
60% LAR : 40% CIR	35%	£-4,124,949	£-5,849,393	£-6,021,173	£-6,051,952	£-6,842,710	£-7,543,945	£-8,245,180
60% LAR : 40% CIR	40%	£-5,124,254	£-6,733,695	£-6,905,105	£-6,935,884	£-7,726,642	£-8,427,877	£-9,129,112
60% LAR : 40% CIR	45%	£-6,129,588	£-7,623,278	£-7,794,438	£-7,825,065	£-8,615,823	£-9,317,058	£-10,018,293
60% LAR : 40% CIR	50%	£-7,140,025	£-8,518,673	£-8,709,883	£-8,741,389	£-9,532,147	£-10,219,388	£-10,920,623

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,040,612	£2,547,395	£2,374,475	£2,343,598	£1,843,722	£941,285	£-10,420
60% LAR : 40% CIR	5%	£4,088,657	£1,707,635	£1,532,712	£1,501,835	£802,094	£102,644	£-1,020
60% LAR : 40% CIR	10%	£3,130,962	£856,660	£682,440	£651,321	£-45,555	£-472,432	£-974,609
60% LAR : 40% CIR	15%	£2,167,553	£-5	£-173,634	£-204,633	£-899,168	£-1,593,679	£-2,288,190
60% LAR : 40% CIR	20%	£1,188,516	£-831,392	£-1,005,992	£-1,036,991	£-1,736,680	£-2,431,038	£-3,072,387
60% LAR : 40% CIR	25%	£223,898	£-1,730,175	£-1,902,778	£-1,933,627	£-2,624,038	£-3,314,448	£-3,996,858
60% LAR : 40% CIR	30%	£-783,876	£-2,603,569	£-2,775,738	£-2,806,515	£-3,496,182	£-4,180,850	£-4,865,518
60% LAR : 40% CIR	35%	£-1,787,684	£-3,482,429	£-3,654,289	£-3,684,958	£-4,376,284	£-5,060,952	£-5,745,620
60% LAR : 40% CIR	40%	£-2,787,580	£-4,366,694	£-4,538,140	£-4,568,809	£-5,258,953	£-5,943,621	£-6,628,289
60% LAR : 40% CIR	45%	£-3,782,634	£-5,256,314	£-5,427,473	£-5,458,142	£-6,148,296	£-6,832,964	£-7,517,632
60% LAR : 40% CIR	50%	£-4,779,081	£-6,146,708	£-6,317,867	£-6,348,536	£-7,038,790	£-7,723,458	£-8,408,126

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,858,588	£5,343,312	£5,172,491	£5,141,615	£4,441,698	£3,738,462	£3,035,226
60% LAR : 40% CIR	5%	£6,886,634	£4,505,611	£4,330,749	£4,299,821	£3,600,011	£2,896,775	£2,193,539
60% LAR : 40% CIR	10%	£5,928,929	£3,654,636	£3,480,417	£3,449,298	£2,752,421	£2,049,185	£1,345,949
60% LAR : 40% CIR	15%	£4,965,530	£2,797,971	£2,624,343	£2,593,324	£1,896,811	£1,204,298	£511,271
60% LAR : 40% CIR	20%	£3,998,493	£1,935,674	£1,762,685	£1,731,656	£1,030,296	£346,638	£-357,600
60% LAR : 40% CIR	25%	£3,021,874	£1,067,801	£895,198	£864,349	£173,938	£-416,473	£-717,908
60% LAR : 40% CIR	30%	£2,034,101	£194,408	£22,240	£-8,539	£-897,208	£-1,593,679	£-2,288,190
60% LAR : 40% CIR	35%	£1,039,993	£-684,481	£-856,292	£-886,952	£-1,579,077	£-2,273,204	£-2,958,410
60% LAR : 40% CIR	40%	£40,387	£-1,568,717	£-1,740,164	£-1,770,832	£-2,456,617	£-3,141,406	£-3,826,195
60% LAR : 40% CIR	45%	£-584,657	£-2,458,337	£-2,629,497	£-2,660,124	£-3,340,989	£-4,026,683	£-4,712,372
60% LAR : 40% CIR	50%	£-1,475,084	£-3,358,792	£-3,544,612	£-3,575,447	£-4,261,198	£-4,946,886	£-5,632,571

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone B - £1,100 psf
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No Units	60
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,169,529	£9,653,567	£9,480,645	£9,440,769	£9,756,086	£9,063,268
60% LAR - 40% CIR	5%	£11,146,447	£8,744,704	£8,572,470	£8,541,711	£7,852,772	£7,153,855
60% LAR - 40% CIR	10%	£10,117,614	£7,830,184	£7,658,583	£7,627,932	£6,934,685	£6,237,809
60% LAR - 40% CIR	15%	£9,083,087	£6,909,463	£6,735,835	£6,704,816	£6,010,303	£5,315,790
60% LAR - 40% CIR	20%	£8,042,921	£5,976,395	£5,803,386	£5,772,377	£5,080,017	£4,387,858
60% LAR - 40% CIR	25%	£6,997,175	£5,037,750	£4,865,147	£4,834,298	£4,143,887	£3,453,477
60% LAR - 40% CIR	30%	£5,945,902	£4,093,584	£3,921,418	£3,890,639	£3,201,972	£2,513,305
60% LAR - 40% CIR	35%	£4,883,349	£3,143,855	£2,972,173	£2,941,454	£2,254,329	£1,567,203
60% LAR - 40% CIR	40%	£3,811,922	£2,198,817	£2,017,432	£1,986,802	£1,301,019	£615,233
60% LAR - 40% CIR	45%	£2,734,856	£1,228,526	£1,051,366	£1,026,739	£342,097	£-356,193
60% LAR - 40% CIR	50%	£1,652,508	£262,840	£91,267	£60,205	£-643,594	£-1,348,313

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,616,212	£4,132,174	£4,305,098	£4,335,972	£5,027,656	£5,722,473
60% LAR - 40% CIR	5%	£2,639,694	£5,041,037	£5,133,271	£5,164,566	£5,856,269	£6,551,087
60% LAR - 40% CIR	10%	£3,668,127	£5,955,547	£6,127,158	£6,157,809	£6,851,515	£7,547,932
60% LAR - 40% CIR	15%	£4,702,654	£6,876,278	£7,049,906	£7,080,925	£7,775,438	£8,469,951
60% LAR - 40% CIR	20%	£5,742,920	£7,803,348	£8,082,436	£8,113,395	£8,708,724	£9,398,083
60% LAR - 40% CIR	25%	£6,788,596	£8,747,601	£9,901,994	£9,933,443	£9,641,564	£10,332,294
60% LAR - 40% CIR	30%	£7,839,840	£9,692,157	£9,864,323	£9,895,102	£10,583,769	£11,272,438
60% LAR - 40% CIR	35%	£8,902,393	£10,641,789	£10,813,568	£10,844,287	£11,531,412	£12,218,538
60% LAR - 40% CIR	40%	£9,973,913	£11,588,624	£11,768,270	£11,798,539	£12,484,241	£13,170,558
60% LAR - 40% CIR	45%	£11,050,885	£12,527,215	£12,728,376	£12,759,020	£13,443,645	£14,141,934
60% LAR - 40% CIR	50%	£12,133,233	£13,422,502	£13,694,474	£13,725,538	£14,429,335	£15,134,054

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£4,086,212	£1,580,249	£1,407,328	£1,376,451	£884,768	£10,049
60% LAR - 40% CIR	5%	£3,073,129	£671,385	£499,152	£468,303	£229,124	£-291,863
60% LAR - 40% CIR	10%	£2,044,296	£-243,134	£-414,735	£-444,385	£-1,138,632	£-1,835,509
60% LAR - 40% CIR	15%	£1,009,769	£-1,183,854	£-1,337,483	£-1,368,502	£-2,063,015	£-2,757,528
60% LAR - 40% CIR	20%	£-85,897	£-2,086,263	£-2,270,012	£-2,300,841	£-2,985,380	£-3,680,658
60% LAR - 40% CIR	25%	£-1,076,143	£-3,035,467	£-3,208,170	£-3,239,020	£-3,929,431	£-4,619,841
60% LAR - 40% CIR	30%	£-2,127,416	£-3,979,733	£-4,152,899	£-4,182,679	£-4,871,346	£-5,560,013
60% LAR - 40% CIR	35%	£-3,189,989	£-4,929,362	£-5,101,144	£-5,131,993	£-5,818,988	£-6,506,114
60% LAR - 40% CIR	40%	£-4,261,496	£-5,884,400	£-6,065,867	£-6,096,515	£-6,772,390	£-7,459,085
60% LAR - 40% CIR	45%	£-5,338,462	£-6,844,791	£-7,015,952	£-7,046,578	£-7,717,221	£-8,402,511
60% LAR - 40% CIR	50%	£-6,420,810	£-7,810,478	£-7,988,090	£-8,018,112	£-8,678,912	£-9,361,831

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£6,463,176	£3,947,214	£3,774,293	£3,743,416	£3,051,733	£2,356,915
60% LAR - 40% CIR	5%	£4,440,094	£2,038,351	£2,068,117	£2,038,358	£2,140,419	£1,447,302
60% LAR - 40% CIR	10%	£4,411,261	£2,123,831	£1,952,230	£1,921,580	£1,228,332	£531,456
60% LAR - 40% CIR	15%	£3,376,734	£1,203,111	£1,029,482	£998,463	£303,950	£-390,963
60% LAR - 40% CIR	20%	£2,338,589	£270,042	£96,953	£66,024	£-288,772	£-579,855
60% LAR - 40% CIR	25%	£1,290,622	£-668,605	£-841,206	£-872,055	£-1,562,466	£-2,252,676
60% LAR - 40% CIR	30%	£29,549	£-1,612,769	£-1,784,935	£-1,815,774	£-2,504,381	£-3,193,048
60% LAR - 40% CIR	35%	£-83,884	£-2,562,388	£-2,734,719	£-2,764,899	£-3,452,024	£-4,140,159
60% LAR - 40% CIR	40%	£-1,894,531	£-3,517,436	£-3,688,362	£-3,719,551	£-4,406,335	£-5,091,120
60% LAR - 40% CIR	45%	£-2,971,497	£-4,477,827	£-4,648,987	£-4,679,614	£-5,384,256	£-6,062,546
60% LAR - 40% CIR	50%	£-4,050,845	£-5,443,513	£-5,615,086	£-5,646,168	£-6,349,847	£-7,034,689

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£9,281,153	£6,745,190	£6,572,289	£6,541,383	£5,849,708	£5,156,882
60% LAR - 40% CIR	5%	£8,238,070	£5,836,327	£5,664,093	£5,633,334	£4,944,386	£4,245,276
60% LAR - 40% CIR	10%	£7,209,237	£4,921,807	£4,750,206	£4,719,556	£4,026,309	£3,329,432
60% LAR - 40% CIR	15%	£6,174,711	£4,001,087	£3,827,458	£3,796,439	£3,101,926	£2,407,413
60% LAR - 40% CIR	20%	£5,134,645	£3,083,019	£2,904,929	£2,874,000	£2,171,641	£1,476,292
60% LAR - 40% CIR	25%	£4,088,798	£2,129,374	£1,956,771	£1,925,922	£1,236,511	£545,101
60% LAR - 40% CIR	30%	£3,037,625	£1,185,208	£1,013,042	£982,263	£293,695	£-398,072
60% LAR - 40% CIR	35%	£1,974,972	£235,579	£63,797	£33,078	£-654,046	£-1,341,173
60% LAR - 40% CIR	40%	£903,445	£-719,459	£-890,905	£-921,574	£-1,607,359	£-2,293,144
60% LAR - 40% CIR	45%	£-173,521	£-1,679,850	£-1,851,011	£-1,881,637	£-2,568,280	£-3,264,570
60% LAR - 40% CIR	50%	£-1,265,869	£-2,645,437	£-2,817,109	£-2,848,121	£-3,531,671	£-4,286,890

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone B - £1,150 psf
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No Units	60
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£13,592,095	£11,053,384	£10,880,463	£10,849,567	£10,157,903	£9,486,221
60% LAR : 40% CIR	5%	£12,487,863	£10,074,531	£9,962,297	£9,971,538	£9,192,599	£8,493,861
60% LAR : 40% CIR	10%	£11,397,922	£9,090,020	£8,918,419	£8,887,768	£8,201,365	£7,511,695
60% LAR : 40% CIR	15%	£10,292,267	£8,099,906	£7,928,887	£7,898,334	£7,213,418	£6,518,905
60% LAR : 40% CIR	20%	£9,180,974	£7,104,244	£6,933,755	£6,903,290	£6,212,362	£5,520,003
60% LAR : 40% CIR	25%	£8,064,098	£6,099,323	£5,925,720	£5,895,671	£5,205,460	£4,515,050
60% LAR : 40% CIR	30%	£6,941,697	£5,084,386	£4,912,220	£4,881,439	£4,192,773	£3,504,106
60% LAR : 40% CIR	35%	£5,813,626	£4,063,985	£3,892,204	£3,861,484	£3,174,358	£2,487,233
60% LAR : 40% CIR	40%	£4,674,690	£3,038,175	£2,868,729	£2,838,061	£2,150,276	£1,464,491
60% LAR : 40% CIR	45%	£3,525,963	£2,007,013	£1,836,853	£1,805,225	£1,120,584	£435,941
60% LAR : 40% CIR	50%	£2,371,723	£970,555	£799,631	£769,036	£84,314	£-19,118

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		-£193,617	-£2,732,357	-£2,995,278	-£2,938,185	-£3,627,838	-£4,319,620
60% LAR : 40% CIR	5%	-£1,287,658	-£3,711,910	-£3,965,844	-£3,914,260	-£4,604,142	-£5,296,080
60% LAR : 40% CIR	10%	-£2,387,810	-£4,686,721	-£4,937,322	-£4,885,376	-£5,584,376	-£6,274,056
60% LAR : 40% CIR	15%	-£3,493,474	-£5,655,835	-£5,956,854	-£5,897,497	-£6,672,323	-£7,366,836
60% LAR : 40% CIR	20%	-£4,604,767	-£6,621,947	-£6,881,986	-£6,822,491	-£7,673,379	-£8,365,738
60% LAR : 40% CIR	25%	-£5,721,653	-£7,588,419	-£7,860,621	-£7,801,671	-£8,590,262	-£9,279,054
60% LAR : 40% CIR	30%	-£6,844,044	-£8,551,355	-£8,873,522	-£8,804,302	-£9,592,968	-£10,281,638
60% LAR : 40% CIR	35%	-£7,971,915	-£9,521,757	-£9,893,537	-£9,824,257	-£10,611,393	-£11,299,509
60% LAR : 40% CIR	40%	-£9,110,961	-£10,497,668	-£10,619,012	-£10,549,881	-£11,635,465	-£12,211,250
60% LAR : 40% CIR	45%	-£10,259,748	-£11,478,728	-£11,549,888	-£11,480,516	-£12,655,157	-£13,349,800
60% LAR : 40% CIR	50%	-£11,414,018	-£12,461,187	-£12,588,110	-£12,508,705	-£13,701,428	-£14,404,859

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,518,777	£2,980,067	£2,807,145	£2,776,269	£2,084,586	£1,392,903
60% LAR : 40% CIR	5%	£4,424,666	£2,001,213	£1,828,079	£1,798,220	£1,109,285	£620,343
60% LAR : 40% CIR	10%	£3,324,605	£1,016,703	£845,102	£814,450	£128,047	£-561,622
60% LAR : 40% CIR	15%	£2,218,949	£26,588	-£144,430	-£174,883	-£859,899	-£1,554,412
60% LAR : 40% CIR	20%	£1,107,456	-£888,874	-£1,560,866	-£1,700,668	-£2,386,086	-£3,073,316
60% LAR : 40% CIR	25%	£0,000,000	-£1,973,995	-£2,146,598	-£2,177,447	-£2,867,858	-£3,558,008
60% LAR : 40% CIR	30%	-£1,131,621	-£2,988,932	-£3,181,088	-£3,191,878	-£3,880,544	-£4,569,212
60% LAR : 40% CIR	35%	-£2,259,492	-£4,009,333	-£4,181,114	-£4,211,833	-£4,898,980	-£5,586,085
60% LAR : 40% CIR	40%	-£3,388,437	-£5,035,142	-£5,206,689	-£5,237,287	-£5,923,042	-£6,609,427
60% LAR : 40% CIR	45%	-£4,517,324	-£6,066,304	-£6,237,465	-£6,268,092	-£6,952,734	-£7,637,377
60% LAR : 40% CIR	50%	-£5,646,294	-£7,102,783	-£7,273,687	-£7,304,282	-£7,989,004	-£8,662,436

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,885,742	£5,347,032	£5,174,110	£5,143,234	£4,251,550	£3,789,988
60% LAR : 40% CIR	5%	£6,791,530	£4,368,176	£4,195,944	£4,165,185	£3,476,247	£2,787,398
60% LAR : 40% CIR	10%	£5,691,569	£3,383,667	£3,212,066	£3,181,415	£2,495,012	£1,805,343
60% LAR : 40% CIR	15%	£4,585,914	£2,393,553	£2,222,534	£2,191,981	£1,507,066	£812,553
60% LAR : 40% CIR	20%	£3,474,621	£1,397,891	£1,227,402	£1,196,937	£506,009	£-186,965
60% LAR : 40% CIR	25%	£2,357,745	£392,970	£220,367	£189,518	£-600,893	£-1,191,303
60% LAR : 40% CIR	30%	£1,235,344	£-821,967	£-794,153	£-824,914	£-1,513,580	£-2,202,247
60% LAR : 40% CIR	35%	£107,473	£-1,842,368	£-1,814,145	£-1,844,860	£-2,531,988	£-3,218,120
60% LAR : 40% CIR	40%	£-1,081,473	£-2,866,177	£-2,838,624	£-2,870,292	£-3,555,077	£-4,241,862
60% LAR : 40% CIR	45%	£-2,180,360	£-3,889,340	£-3,870,500	£-3,901,128	£-4,585,769	£-5,270,412
60% LAR : 40% CIR	50%	£-3,284,630	£-4,916,798	£-4,908,722	£-4,939,317	£-5,622,039	£-6,305,471

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,853,718	£8,155,066	£7,972,287	£7,941,210	£7,248,527	£6,587,944
60% LAR : 40% CIR	5%	£9,689,507	£7,166,154	£6,983,820	£6,953,161	£6,260,223	£5,595,285
60% LAR : 40% CIR	10%	£8,489,546	£6,181,444	£6,010,043	£5,979,392	£5,292,988	£4,603,319
60% LAR : 40% CIR	15%	£7,289,990	£5,191,529	£5,020,511	£4,989,958	£4,305,042	£3,610,529
60% LAR : 40% CIR	20%	£6,072,597	£4,195,867	£4,025,379	£3,994,914	£3,309,665	£2,611,626
60% LAR : 40% CIR	25%	£4,855,721	£3,190,946	£3,018,343	£2,987,494	£2,297,083	£1,606,673
60% LAR : 40% CIR	30%	£3,633,320	£2,176,009	£2,003,843	£1,973,063	£1,284,397	£595,730
60% LAR : 40% CIR	35%	£2,405,449	£1,155,608	£993,827	£963,109	£265,982	£-421,444
60% LAR : 40% CIR	40%	£1,166,504	£129,799	£-84,847	£-172,316	£-758,101	£-1,443,885
60% LAR : 40% CIR	45%	£-67,617	£-901,363	£-1,072,524	£-1,103,151	£-1,787,793	£-2,472,435
60% LAR : 40% CIR	50%	£-696,859	£-1,837,622	£-2,108,746	£-2,139,341	£-2,824,963	£-3,507,496

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone B - £1,200 psf
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No Units	60
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£15,014,660	£12,453,202	£12,280,282	£12,249,405	£11,557,722	£10,866,038
60% LAR : 40% CIR	5%	£13,849,321	£11,404,358	£11,232,124	£11,201,365	£10,512,427	£9,823,488
60% LAR : 40% CIR	10%	£12,676,231	£10,349,856	£10,178,256	£10,147,605	£9,461,201	£8,774,798
60% LAR : 40% CIR	15%	£11,501,448	£9,299,751	£9,118,732	£9,088,179	£8,404,104	£7,720,028
60% LAR : 40% CIR	20%	£10,319,026	£8,224,098	£8,053,610	£8,023,145	£7,341,182	£6,657,347
60% LAR : 40% CIR	25%	£9,131,022	£7,152,952	£7,002,844	£6,952,658	£6,267,033	£5,576,622
60% LAR : 40% CIR	30%	£7,937,493	£6,075,187	£5,903,021	£5,872,241	£5,183,574	£4,494,906
60% LAR : 40% CIR	35%	£6,738,493	£4,984,014	£4,812,253	£4,781,514	£4,094,388	£3,407,262
60% LAR : 40% CIR	40%	£5,534,090	£3,897,434	£3,715,986	£3,685,219	£2,996,534	£2,313,749
60% LAR : 40% CIR	45%	£4,317,130	£2,785,499	£2,614,339	£2,583,712	£1,899,070	£1,214,428
60% LAR : 40% CIR	50%	£3,090,939	£1,678,269	£1,507,346	£1,476,751	£793,056	£108,422

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,228,919	£1,332,539	£1,595,459	£1,536,336	£2,228,019	£2,919,703
60% LAR : 40% CIR	5%	£93,580	£2,381,983	£2,363,817	£2,344,366	£2,273,316	£2,366,253
60% LAR : 40% CIR	10%	£1,107,810	£3,435,885	£3,607,485	£3,638,137	£4,324,540	£5,010,043
60% LAR : 40% CIR	15%	£2,284,204	£4,495,990	£4,667,009	£4,697,562	£5,381,638	£6,065,713
60% LAR : 40% CIR	20%	£3,468,716	£5,561,943	£5,732,131	£5,762,597	£6,444,548	£7,133,994
60% LAR : 40% CIR	25%	£4,654,719	£6,632,769	£6,802,768	£6,833,184	£7,515,708	£8,209,119
60% LAR : 40% CIR	30%	£5,844,248	£7,710,554	£7,882,720	£7,913,590	£8,602,188	£9,290,835
60% LAR : 40% CIR	35%	£7,047,249	£8,801,727	£8,973,918	£8,994,227	£9,691,353	£10,379,479
60% LAR : 40% CIR	40%	£8,251,661	£9,896,399	£10,069,755	£10,100,422	£10,796,307	£11,471,992
60% LAR : 40% CIR	45%	£9,468,611	£11,000,242	£11,171,402	£11,202,029	£11,896,671	£12,571,313
60% LAR : 40% CIR	50%	£10,694,803	£12,107,472	£12,278,395	£12,308,990	£12,992,685	£13,677,319

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,941,342	£4,379,884	£4,206,964	£4,176,088	£3,484,404	£2,792,721
60% LAR : 40% CIR	5%	£5,176,003	£3,331,040	£3,158,806	£3,128,047	£2,436,109	£1,746,070
60% LAR : 40% CIR	10%	£4,604,913	£2,276,538	£2,104,938	£2,074,287	£1,387,884	£701,481
60% LAR : 40% CIR	15%	£3,428,130	£1,216,433	£1,045,415	£1,014,862	£330,786	£353,290
60% LAR : 40% CIR	20%	£2,245,709	£150,751	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR : 40% CIR	25%	£1,057,704	£320,785	£1,000,374	£1,000,374	£1,100,780	£2,466,696
60% LAR : 40% CIR	30%	£1,358,825	£1,998,130	£2,170,297	£2,201,077	£2,889,744	£3,578,411
60% LAR : 40% CIR	35%	£1,534,925	£3,089,304	£3,261,085	£3,291,894	£3,978,929	£4,666,056
60% LAR : 40% CIR	40%	£2,539,237	£4,185,891	£4,357,931	£4,387,969	£5,073,784	£5,759,958
60% LAR : 40% CIR	45%	£3,756,188	£5,287,318	£5,459,079	£5,489,095	£6,174,248	£6,858,889
60% LAR : 40% CIR	50%	£4,982,370	£6,395,048	£6,566,972	£6,596,587	£7,280,262	£7,964,896

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,308,307	£6,746,849	£6,573,929	£6,543,052	£5,851,369	£5,159,685
60% LAR : 40% CIR	5%	£8,142,969	£5,698,005	£5,525,771	£5,495,012	£4,806,074	£4,114,135
60% LAR : 40% CIR	10%	£6,971,878	£4,643,503	£4,471,903	£4,441,252	£3,754,849	£3,068,445
60% LAR : 40% CIR	15%	£5,795,095	£3,583,398	£3,412,379	£3,381,826	£2,697,751	£2,013,675
60% LAR : 40% CIR	20%	£4,612,873	£2,517,145	£2,347,257	£2,316,792	£1,634,839	£946,894
60% LAR : 40% CIR	25%	£3,424,669	£1,446,599	£1,276,591	£1,246,205	£560,680	£129,791
60% LAR : 40% CIR	30%	£2,231,140	£368,834	£198,668	£165,888	£82,778	£211,446
60% LAR : 40% CIR	35%	£1,032,140	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
60% LAR : 40% CIR	40%	£1,822,472	£1,818,919	£1,990,366	£2,021,034	£2,706,819	£3,392,604
60% LAR : 40% CIR	45%	£1,389,223	£2,920,853	£3,092,014	£3,122,640	£3,807,283	£4,491,825
60% LAR : 40% CIR	50%	£2,616,414	£4,028,083	£4,199,007	£4,229,602	£4,913,297	£5,597,931

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,186,283	£8,344,826	£8,371,905	£8,341,029	£8,663,345	£7,987,862
60% LAR : 40% CIR	5%	£10,940,944	£8,495,982	£8,323,747	£8,292,888	£7,804,050	£8,915,112
60% LAR : 40% CIR	10%	£9,769,854	£7,441,479	£7,269,879	£7,239,228	£6,552,825	£5,866,422
60% LAR : 40% CIR	15%	£8,593,071	£6,381,374	£6,210,356	£6,179,803	£5,495,727	£4,811,651
60% LAR : 40% CIR	20%	£7,410,649	£5,315,223	£5,143,233	£5,112,768	£4,432,816	£3,743,971
60% LAR : 40% CIR	25%	£6,222,645	£4,244,576	£4,074,567	£4,044,181	£3,358,657	£2,668,246
60% LAR : 40% CIR	30%	£5,029,116	£3,168,811	£2,994,644	£2,963,864	£2,275,197	£1,586,530
60% LAR : 40% CIR	35%	£3,830,117	£2,075,637	£1,903,867	£1,873,137	£1,186,012	£498,885
60% LAR : 40% CIR	40%	£2,625,704	£979,057	£807,610	£776,942	£91,158	£584,627
60% LAR : 40% CIR	45%	£1,408,753	£1,222,877	£2,044,038	£2,024,864	£1,009,307	£1,893,948
60% LAR : 40% CIR	50%	£182,562	£1,236,497	£1,491,031	£1,431,626	£2,118,321	£2,789,956

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone B - £1,250 psf
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No Units	60
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£16,437,225	£13,853,021	£13,680,099	£13,649,223	£12,957,540	£12,285,866	
60% LAR : 40% CIR	5%	£15,200,757	£12,734,185	£12,681,951	£12,251,192	£11,842,254	£11,153,315	
60% LAR : 40% CIR	10%	£13,956,540	£11,609,692	£11,438,091	£11,407,440	£10,721,037	£10,034,634	
60% LAR : 40% CIR	15%	£12,710,627	£10,479,596	£10,308,577	£10,278,024	£9,593,949	£8,909,873	
60% LAR : 40% CIR	20%	£11,457,078	£9,343,652	£9,173,463	£9,142,989	£8,461,046	£7,779,093	
60% LAR : 40% CIR	25%	£10,197,946	£8,202,815	£8,032,807	£8,002,421	£7,322,387	£6,638,195	
60% LAR : 40% CIR	30%	£8,933,286	£7,066,241	£6,896,662	£6,866,346	£6,174,375	£5,485,708	
60% LAR : 40% CIR	35%	£7,663,160	£5,904,044	£5,732,262	£5,701,544	£5,014,418	£4,327,292	
60% LAR : 40% CIR	40%	£6,397,620	£4,726,691	£4,565,245	£4,534,677	£3,846,792	£3,163,907	
60% LAR : 40% CIR	45%	£5,106,721	£3,563,987	£3,392,826	£3,362,199	£2,677,557	£1,992,914	
60% LAR : 40% CIR	50%	£3,810,154	£2,385,984	£2,215,061	£2,184,466	£1,500,771	£817,075	

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,651,484	£97,280	£105,642	£136,518	£82,202	£1,510,885	
60% LAR : 40% CIR	5%	£1,415,016	£1,081,995	£1,223,790	£1,254,596	£1,945,481	£2,838,426	
60% LAR : 40% CIR	10%	£172,708	£2,176,049	£2,347,650	£2,378,301	£3,064,704	£3,751,107	
60% LAR : 40% CIR	15%	£1,075,114	£3,306,145	£3,477,164	£3,507,717	£4,191,793	£4,875,868	
60% LAR : 40% CIR	20%	£2,329,664	£4,441,769	£4,612,278	£4,642,742	£5,324,696	£6,009,648	
60% LAR : 40% CIR	25%	£3,587,776	£5,582,527	£5,762,605	£5,793,257	£6,463,304	£7,147,347	
60% LAR : 40% CIR	30%	£4,852,453	£6,729,500	£6,909,079	£6,939,396	£7,611,366	£8,300,433	
60% LAR : 40% CIR	35%	£5,122,581	£7,881,097	£8,053,479	£8,084,197	£8,771,324	£9,459,449	
60% LAR : 40% CIR	40%	£7,368,121	£9,040,693	£9,220,487	£9,251,164	£9,938,186	£10,622,734	
60% LAR : 40% CIR	45%	£8,679,020	£10,221,755	£10,392,915	£10,423,543	£11,108,184	£11,792,827	
60% LAR : 40% CIR	50%	£9,975,587	£11,395,757	£11,570,680	£11,601,275	£12,284,971	£12,968,867	

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£8,363,908	£5,779,703	£5,606,782	£5,575,905	£4,884,222	£4,192,538	
60% LAR : 40% CIR	5%	£7,127,440	£4,660,889	£4,488,633	£4,457,874	£3,769,639	£3,079,988	
60% LAR : 40% CIR	10%	£5,885,222	£3,536,375	£3,364,774	£3,334,123	£2,647,719	£1,961,316	
60% LAR : 40% CIR	15%	£4,637,310	£2,406,278	£2,235,260	£2,204,707	£1,520,631	£836,555	
60% LAR : 40% CIR	20%	£3,383,160	£1,270,634	£1,100,146	£1,069,692	£387,728	£289,826	
60% LAR : 40% CIR	25%	£2,124,028	£129,469	£100,211	£99,933	£1,435,123		
60% LAR : 40% CIR	30%	£899,970	£1,017,076	£1,186,655	£1,216,972	£1,898,943	£2,587,610	
60% LAR : 40% CIR	35%	£810,157	£2,169,273	£2,341,055	£2,371,774	£3,058,900	£3,746,026	
60% LAR : 40% CIR	40%	£1,665,098	£3,326,073	£3,500,073	£3,530,747	£4,224,526	£4,910,310	
60% LAR : 40% CIR	45%	£2,969,632	£4,509,331	£4,680,492	£4,711,119	£5,395,761	£6,080,403	
60% LAR : 40% CIR	50%	£4,283,164	£5,697,233	£5,868,297	£5,898,892	£6,572,547	£7,256,243	

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£10,730,872	£8,146,668	£7,973,746	£7,942,870	£7,251,187	£6,559,503	
60% LAR : 40% CIR	5%	£9,494,004	£7,027,832	£6,855,998	£6,824,839	£6,135,901	£5,446,962	
60% LAR : 40% CIR	10%	£8,252,187	£5,903,340	£5,731,739	£5,701,087	£5,014,684	£4,328,281	
60% LAR : 40% CIR	15%	£7,004,274	£4,773,243	£4,602,224	£4,571,671	£3,887,596	£3,203,520	
60% LAR : 40% CIR	20%	£5,750,725	£3,637,593	£3,467,110	£3,436,646	£2,754,693	£2,070,740	
60% LAR : 40% CIR	25%	£4,491,593	£2,496,462	£2,326,454	£2,296,068	£1,616,034	£931,842	
60% LAR : 40% CIR	30%	£3,226,935	£1,349,889	£1,180,309	£1,149,993	£468,022	£220,845	
60% LAR : 40% CIR	35%	£1,966,807	£19,691	£25,303	£26,891	£899,586	£1,574,051	
60% LAR : 40% CIR	40%	£691,267	£199,362	£1,141,308	£1,171,776	£1,857,551	£2,543,955	
60% LAR : 40% CIR	45%	£2,999,632	£2,142,366	£2,313,527	£2,344,154	£3,028,796	£3,713,439	
60% LAR : 40% CIR	50%	£1,696,189	£3,329,288	£3,491,292	£3,521,887	£4,205,662	£4,889,278	

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£13,328,949	£10,944,544	£10,771,725	£10,740,846	£10,048,163	£9,357,480	
60% LAR : 40% CIR	5%	£12,292,381	£9,825,809	£9,653,976	£9,622,816	£8,933,977	£8,244,938	
60% LAR : 40% CIR	10%	£11,050,163	£8,701,316	£8,529,715	£8,499,064	£7,812,661	£7,126,257	
60% LAR : 40% CIR	15%	£9,802,251	£7,571,220	£7,400,201	£7,369,648	£6,685,572	£6,001,497	
60% LAR : 40% CIR	20%	£8,548,701	£6,445,675	£6,280,087	£6,249,623	£5,566,669	£4,870,717	
60% LAR : 40% CIR	25%	£7,289,569	£5,294,439	£5,124,430	£5,094,044	£4,414,010	£3,720,818	
60% LAR : 40% CIR	30%	£6,024,912	£4,147,865	£3,978,286	£3,947,969	£3,265,998	£2,577,331	
60% LAR : 40% CIR	35%	£4,754,784	£2,995,688	£2,823,886	£2,793,158	£2,106,041	£1,418,916	
60% LAR : 40% CIR	40%	£3,479,243	£1,828,314	£1,656,888	£1,626,200	£940,416	£254,631	
60% LAR : 40% CIR	45%	£2,198,345	£655,610	£484,449	£453,822	£220,820	£915,462	
60% LAR : 40% CIR	50%	£901,778	£529,292	£693,318	£723,911	£1,407,696	£2,091,302	

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone B - £1,300 psf
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No Units	60
Site Area	0.14 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£17,859,790	£15,252,838	£15,079,918	£15,049,041	£14,357,357	£13,685,675
60% LAR : 40% CIR	5%	£16,552,194	£14,064,012	£13,891,778	£13,861,019	£13,172,081	£12,483,142
60% LAR : 40% CIR	10%	£15,236,848	£12,869,529	£12,697,528	£12,667,277	£11,980,874	£11,294,470
60% LAR : 40% CIR	15%	£13,919,808	£11,669,442	£11,498,422	£11,467,869	£10,783,795	£10,099,719
60% LAR : 40% CIR	20%	£12,596,130	£10,469,356	£10,293,318	£10,262,854	£9,580,900	£8,900,948
60% LAR : 40% CIR	25%	£11,264,870	£9,269,270	£9,062,271	£9,032,295	£8,327,250	£7,647,215
60% LAR : 40% CIR	30%	£9,929,083	£8,069,184	£7,866,535	£7,836,218	£7,131,901	£6,451,909
60% LAR : 40% CIR	35%	£8,587,528	£6,869,098	£6,664,967	£6,634,710	£5,930,448	£5,249,321
60% LAR : 40% CIR	40%	£7,241,198	£5,669,012	£5,464,903	£5,434,635	£4,730,250	£4,049,268
60% LAR : 40% CIR	45%	£5,899,132	£4,468,926	£4,264,171	£4,234,006	£3,529,563	£2,848,581
60% LAR : 40% CIR	50%	£4,529,369	£3,268,840	£3,064,115	£3,034,006	£2,329,563	£1,648,581

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£4,074,048	£1,467,097	£1,294,177	£1,263,299	£571,616	£120,066
60% LAR : 40% CIR	5%	£2,786,453	£276,271	£106,037	£75,276	£60,868	£1,302,598
60% LAR : 40% CIR	10%	£1,453,107	£116,242	£1,097,813	£1,184,464	£3,804,958	£2,491,471
60% LAR : 40% CIR	15%	£134,067	£2,116,299	£2,287,319	£2,317,872	£3,011,948	£3,686,022
60% LAR : 40% CIR	20%	£1,780,812	£3,251,935	£3,492,423	£3,522,987	£4,204,841	£4,880,754
60% LAR : 40% CIR	25%	£2,569,871	£4,533,062	£4,703,071	£4,733,467	£5,411,941	£6,093,526
60% LAR : 40% CIR	30%	£3,358,658	£5,749,627	£5,919,206	£5,949,523	£6,627,840	£7,309,232
60% LAR : 40% CIR	35%	£5,197,914	£6,971,575	£7,140,774	£7,171,031	£7,891,293	£8,573,420
60% LAR : 40% CIR	40%	£3,844,653	£3,169,792	£3,371,226	£3,401,996	£3,901,691	£4,403,476
60% LAR : 40% CIR	45%	£2,596,610	£1,443,269	£1,614,429	£1,645,056	£1,929,698	£2,214,340
60% LAR : 40% CIR	50%	£1,256,372	£10,692,042	£10,882,955	£10,893,560	£11,577,256	£12,260,952

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£9,786,472	£7,179,521	£7,006,600	£6,975,723	£6,284,040	£5,592,357
60% LAR : 40% CIR	5%	£8,478,976	£5,990,695	£5,818,461	£5,787,702	£5,096,783	£4,405,825
60% LAR : 40% CIR	10%	£7,165,530	£4,796,211	£4,624,610	£4,593,959	£3,902,556	£3,211,153
60% LAR : 40% CIR	15%	£5,848,490	£3,596,124	£3,425,105	£3,394,552	£2,710,477	£2,026,401
60% LAR : 40% CIR	20%	£4,521,812	£2,396,038	£2,220,000	£2,189,536	£1,507,582	£835,630
60% LAR : 40% CIR	25%	£3,191,552	£1,199,362	£1,009,353	£978,967	£298,932	£1,981,103
60% LAR : 40% CIR	30%	£1,855,765	£37,204	£206,783	£227,100	£915,417	£1,598,808
60% LAR : 40% CIR	35%	£154,510	£1,259,151	£1,428,351	£1,458,698	£2,138,870	£2,825,996
60% LAR : 40% CIR	40%	£3,844,653	£2,467,305	£2,668,615	£2,698,461	£3,375,267	£4,061,052
60% LAR : 40% CIR	45%	£2,184,186	£3,730,345	£3,902,006	£3,932,632	£4,617,275	£5,301,918
60% LAR : 40% CIR	50%	£3,843,948	£4,979,618	£5,190,542	£5,181,137	£5,864,832	£6,548,628

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£12,153,437	£9,546,486	£9,373,365	£9,342,688	£9,651,004	£7,959,322
60% LAR : 40% CIR	5%	£10,845,941	£8,357,659	£8,184,405	£8,154,666	£7,463,726	£6,776,769
60% LAR : 40% CIR	10%	£9,532,495	£7,163,176	£6,991,575	£6,960,924	£6,274,521	£5,588,117
60% LAR : 40% CIR	15%	£8,219,455	£5,963,089	£5,792,069	£5,761,516	£5,077,442	£4,393,366
60% LAR : 40% CIR	20%	£6,907,777	£4,762,453	£4,596,965	£4,566,501	£3,874,547	£3,192,595
60% LAR : 40% CIR	25%	£5,598,517	£3,566,326	£3,376,318	£3,345,932	£2,655,897	£1,965,862
60% LAR : 40% CIR	30%	£4,222,730	£2,329,761	£2,160,182	£2,129,865	£1,451,548	£770,156
60% LAR : 40% CIR	35%	£2,861,475	£1,107,814	£938,514	£908,357	£226,095	£669,868
60% LAR : 40% CIR	40%	£1,534,902	£1,201,004	£920,804	£902,216	£3,008,305	£1,694,087
60% LAR : 40% CIR	45%	£182,779	£1,363,880	£1,535,041	£1,565,667	£2,250,310	£2,934,652
60% LAR : 40% CIR	50%	£1,176,983	£2,612,653	£2,788,577	£2,814,172	£3,497,867	£4,181,563

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£14,951,413	£12,344,662	£12,171,342	£12,140,884	£11,448,381	£10,757,288
60% LAR : 40% CIR	5%	£13,643,817	£11,155,636	£10,983,402	£10,952,643	£10,263,704	£9,574,756
60% LAR : 40% CIR	10%	£12,330,472	£9,961,153	£9,789,552	£9,758,900	£9,072,497	£8,386,094
60% LAR : 40% CIR	15%	£11,017,432	£8,761,066	£8,590,046	£8,559,493	£7,875,418	£7,191,343
60% LAR : 40% CIR	20%	£9,699,753	£7,565,430	£7,394,941	£7,364,477	£6,680,524	£6,000,571
60% LAR : 40% CIR	25%	£8,386,493	£6,364,303	£6,174,294	£6,143,908	£5,463,873	£4,783,839
60% LAR : 40% CIR	30%	£7,070,707	£5,127,737	£4,958,158	£4,927,842	£4,249,524	£3,568,133
60% LAR : 40% CIR	35%	£5,679,451	£3,905,790	£3,736,990	£3,706,333	£3,026,071	£2,346,945
60% LAR : 40% CIR	40%	£4,332,782	£2,677,573	£2,506,126	£2,475,459	£1,790,674	£1,103,889
60% LAR : 40% CIR	45%	£2,980,755	£1,434,096	£1,262,935	£1,232,300	£547,667	£136,975
60% LAR : 40% CIR	50%	£1,620,993	£185,323	£14,399	£16,196	£996,891	£1,383,567

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone B - £900 psf
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No Units	75
Site Area	0.2 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,189,877	£5,147,045	£3,838,989	£3,769,958	£2,927,853	£2,055,749
60% LAR : 40% CIR	5%	£7,263,491	£4,350,721	£3,047,756	£3,008,912	£2,140,320	£1,271,085
60% LAR : 40% CIR	10%	£6,329,963	£3,547,262	£2,249,092	£2,210,445	£1,344,998	£479,550
60% LAR : 40% CIR	15%	£5,389,365	£2,736,739	£1,442,971	£1,404,448	£541,935	£-325,468
60% LAR : 40% CIR	20%	£4,436,994	£1,919,220	£629,466	£591,054	£-272,884	£-1,158,004
60% LAR : 40% CIR	25%	£3,473,064	£1,094,777	£-184,269	£-233,166	£-1,114,896	£-1,998,668
60% LAR : 40% CIR	30%	£2,502,167	£263,477	£-1,044,826	£-1,084,227	£-1,965,777	£-2,847,327
60% LAR : 40% CIR	35%	£1,524,375	£-886,056	£-1,905,422	£-1,844,746	£-2,824,323	£-3,703,889
60% LAR : 40% CIR	40%	£539,756	£-1,456,534	£-2,773,329	£-2,812,594	£-3,690,445	£-4,558,305
60% LAR : 40% CIR	45%	£-458,570	£-2,333,864	£-3,648,461	£-3,687,667	£-4,564,065	£-5,440,462
60% LAR : 40% CIR	50%	£-1,487,013	£-3,217,974	£-4,530,754	£-4,569,918	£-5,445,105	£-6,320,291

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£11,082,932	£14,129,784	£15,433,940	£15,472,871	£16,344,976	£17,217,080
60% LAR : 40% CIR	5%	£10,006,238	£14,922,186	£16,228,070	£16,263,861	£17,132,466	£18,001,163
60% LAR : 40% CIR	10%	£10,842,896	£15,725,567	£17,023,377	£17,057,384	£17,947,831	£18,793,279
60% LAR : 40% CIR	15%	£13,883,464	£16,530,000	£17,829,858	£17,862,381	£18,790,894	£19,598,297
60% LAR : 40% CIR	20%	£14,835,836	£17,333,009	£18,643,363	£18,681,775	£19,545,712	£20,430,833
60% LAR : 40% CIR	25%	£15,786,765	£18,134,052	£19,467,008	£19,505,295	£20,387,715	£21,271,497
60% LAR : 40% CIR	30%	£18,770,662	£19,009,352	£20,317,655	£20,357,056	£21,238,606	£22,120,156
60% LAR : 40% CIR	35%	£17,749,454	£19,859,885	£21,178,251	£21,217,573	£22,097,152	£22,976,728
60% LAR : 40% CIR	40%	£18,733,073	£20,729,363	£22,048,154	£22,084,413	£22,963,274	£23,841,134
60% LAR : 40% CIR	45%	£18,731,389	£21,606,893	£22,921,200	£22,960,498	£23,836,694	£24,713,291
60% LAR : 40% CIR	50%	£20,759,842	£22,499,803	£23,803,583	£23,842,747	£24,717,834	£25,593,120

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,696,834	£6,139,665	£7,447,821	£7,486,753	£8,388,857	£9,290,961
60% LAR : 40% CIR	5%	£4,003,238	£6,955,993	£8,268,828	£8,317,726	£9,346,891	£10,251,655
60% LAR : 40% CIR	10%	£4,956,748	£7,739,448	£9,037,619	£9,076,296	£9,941,713	£10,807,160
60% LAR : 40% CIR	15%	£5,897,348	£8,549,972	£9,843,740	£9,882,263	£10,744,775	£11,612,179
60% LAR : 40% CIR	20%	£6,848,717	£9,387,468	£10,657,248	£10,695,851	£11,589,584	£12,484,715
60% LAR : 40% CIR	25%	£7,813,647	£10,191,854	£11,480,979	£11,519,877	£12,401,596	£13,285,378
60% LAR : 40% CIR	30%	£8,784,543	£11,023,234	£12,331,538	£12,370,937	£13,252,487	£14,134,037
60% LAR : 40% CIR	35%	£9,762,335	£11,872,767	£13,192,132	£13,231,456	£14,111,934	£14,990,610
60% LAR : 40% CIR	40%	£10,746,954	£12,743,246	£14,060,036	£14,099,295	£14,917,155	£15,853,016
60% LAR : 40% CIR	45%	£11,745,281	£13,620,575	£14,935,172	£14,974,373	£15,850,716	£16,727,173
60% LAR : 40% CIR	50%	£12,879,723	£14,504,895	£15,817,464	£15,856,628	£16,731,816	£17,607,001

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£212,245	£2,830,586	£4,138,743	£4,177,674	£5,040,776	£5,921,882
60% LAR : 40% CIR	5%	£4,003,238	£5,955,993	£7,268,828	£7,317,726	£8,346,891	£9,251,655
60% LAR : 40% CIR	10%	£1,647,669	£4,430,369	£5,726,540	£5,765,217	£6,632,634	£7,498,081
60% LAR : 40% CIR	15%	£2,589,267	£5,240,893	£6,534,861	£6,573,184	£7,435,696	£8,303,100
60% LAR : 40% CIR	20%	£3,540,638	£6,048,411	£7,348,168	£7,386,676	£8,260,615	£9,130,638
60% LAR : 40% CIR	25%	£4,504,568	£6,882,655	£8,171,900	£8,210,798	£9,092,517	£9,976,299
60% LAR : 40% CIR	30%	£5,475,464	£7,714,159	£9,022,457	£9,061,858	£9,943,408	£10,824,988
60% LAR : 40% CIR	35%	£6,453,256	£8,563,688	£9,883,653	£9,923,377	£10,801,665	£11,681,531
60% LAR : 40% CIR	40%	£7,437,875	£9,434,165	£10,750,657	£10,790,216	£11,688,076	£12,545,037
60% LAR : 40% CIR	45%	£8,436,202	£10,311,498	£11,628,093	£11,667,299	£12,541,697	£13,418,094
60% LAR : 40% CIR	50%	£9,464,644	£11,195,608	£12,508,385	£12,547,549	£13,427,736	£14,297,922

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,163,889	£1,381,758	£2,738,862	£2,777,892	£3,188,258	£3,597,298
60% LAR : 40% CIR	5%	£3,197,504	£2,944,734	£1,018,231	£1,057,014	£1,565,657	£2,074,301
60% LAR : 40% CIR	10%	£2,263,976	£-218,725	£-1,816,895	£-1,855,542	£-2,220,989	£-2,586,437
60% LAR : 40% CIR	15%	£1,323,378	£-1,329,248	£-2,623,016	£-2,661,539	£-3,224,061	£-3,691,455
60% LAR : 40% CIR	20%	£371,007	£-1,146,756	£-3,438,921	£-3,478,633	£-4,138,670	£-4,623,991
60% LAR : 40% CIR	25%	£-492,923	£-2,971,210	£-4,260,256	£-4,299,153	£-5,180,873	£-5,664,655
60% LAR : 40% CIR	30%	£-1,563,600	£-3,802,510	£-5,110,812	£-5,150,213	£-6,031,764	£-6,519,314
60% LAR : 40% CIR	35%	£-2,541,612	£-4,653,043	£-5,917,408	£-5,910,733	£-6,802,910	£-7,289,886
60% LAR : 40% CIR	40%	£-3,526,231	£-5,522,521	£-6,730,312	£-6,736,431	£-7,756,431	£-8,244,202
60% LAR : 40% CIR	45%	£-4,524,557	£-6,399,851	£-7,544,448	£-7,553,654	£-8,630,052	£-9,208,449
60% LAR : 40% CIR	50%	£-5,552,699	£-7,284,961	£-8,356,744	£-8,365,955	£-9,511,099	£-10,088,278

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats	
No Units	75
Site Area	0.2 Ha

Value Area	Zone B - £950 psf
Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,965,770	£5,907,534	£5,607,953	£5,569,022	£4,806,917	£3,824,813
60% LAR - 40% CIR	5%	£8,950,389	£5,030,794	£4,728,367	£4,690,584	£3,920,940	£2,952,296
60% LAR - 40% CIR	10%	£7,928,267	£5,139,420	£3,841,249	£3,802,602	£2,937,155	£2,071,708
60% LAR - 40% CIR	15%	£6,898,874	£4,240,443	£2,946,675	£2,908,151	£2,045,639	£1,183,127
60% LAR - 40% CIR	20%	£5,862,470	£3,334,471	£2,044,717	£2,006,305	£1,146,469	£286,633
60% LAR - 40% CIR	25%	£4,819,150	£2,421,575	£1,135,449	£1,097,136	£236,719	£-30,901
60% LAR - 40% CIR	30%	£3,760,636	£1,501,822	£218,945	£180,719	£-689,193	£-1,670,744
60% LAR - 40% CIR	35%	£2,692,352	£575,283	£-720,023	£-759,347	£-1,638,924	£-2,618,501
60% LAR - 40% CIR	40%	£1,618,442	£-393,435	£-1,679,112	£-1,718,370	£-2,596,230	£-3,474,092
60% LAR - 40% CIR	45%	£537,178	£-1,330,835	£-2,645,432	£-2,684,637	£-3,561,035	£-4,437,433
60% LAR - 40% CIR	50%	£-560,350	£-2,306,130	£-3,618,908	£-3,658,073	£-4,533,259	£-5,408,445

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,307,959	£-12,385,294	£-13,664,876	£-13,703,807	£-14,576,512	£-15,448,016
60% LAR - 40% CIR	0%	£10,022,240	£-12,942,635	£-14,844,862	£-14,885,945	£-15,745,890	£-16,320,538
60% LAR - 40% CIR	5%	£-11,344,562	£-14,133,409	£-15,431,580	£-15,470,227	£-16,335,674	£-17,201,121
60% LAR - 40% CIR	10%	£-12,373,955	£-15,032,388	£-16,326,153	£-16,364,678	£-17,227,190	£-18,089,702
60% LAR - 40% CIR	15%	£-13,410,361	£-15,938,338	£-17,228,111	£-17,266,524	£-18,136,390	£-19,088,198
60% LAR - 40% CIR	20%	£-14,453,676	£-16,851,254	£-18,137,380	£-18,175,693	£-19,083,110	£-19,994,748
60% LAR - 40% CIR	25%	£-15,512,193	£-17,771,007	£-19,053,884	£-19,092,110	£-19,962,022	£-20,943,573
60% LAR - 40% CIR	30%	£-16,570,876	£-18,697,548	£-19,982,892	£-20,032,176	£-20,911,783	£-21,919,330
60% LAR - 40% CIR	35%	£-17,644,281	£-19,636,284	£-20,921,941	£-20,971,199	£-21,880,999	£-22,844,921
60% LAR - 40% CIR	40%	£-18,735,651	£-20,603,693	£-21,878,261	£-21,957,466	£-22,833,864	£-23,710,262
60% LAR - 40% CIR	45%	£-19,853,178	£-21,618,959	£-22,861,737	£-22,930,902	£-23,805,088	£-24,681,274

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,320,940	£-4,379,176	£-5,678,757	£-5,717,698	£-6,589,794	£-7,461,898
60% LAR - 40% CIR	0%	£2,328,121	£-5,265,917	£-6,568,344	£-6,607,127	£-7,485,711	£-8,357,815
60% LAR - 40% CIR	5%	£-3,358,444	£-6,147,291	£-7,445,461	£-7,484,108	£-8,349,555	£-9,215,003
60% LAR - 40% CIR	10%	£-4,387,837	£-7,046,268	£-8,340,035	£-8,378,589	£-9,241,071	£-10,103,584
60% LAR - 40% CIR	15%	£-5,424,232	£-7,952,239	£-9,241,983	£-9,280,496	£-10,162,842	£-11,008,078
60% LAR - 40% CIR	20%	£-6,467,580	£-8,865,136	£-10,151,262	£-10,189,575	£-11,046,591	£-11,917,812
60% LAR - 40% CIR	25%	£-7,526,075	£-9,784,889	£-11,067,766	£-11,105,992	£-11,975,904	£-12,857,454
60% LAR - 40% CIR	30%	£-8,593,738	£-10,711,427	£-12,006,734	£-12,046,058	£-12,926,635	£-13,805,212
60% LAR - 40% CIR	35%	£-9,668,208	£-11,650,145	£-12,965,027	£-13,005,080	£-13,892,941	£-14,766,022
60% LAR - 40% CIR	40%	£-10,749,532	£-12,617,545	£-13,932,143	£-13,971,348	£-14,847,746	£-15,724,144
60% LAR - 40% CIR	45%	£-11,847,060	£-13,592,840	£-14,905,619	£-14,944,784	£-15,818,979	£-16,685,156

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,888,739	£-1,070,997	£-2,368,878	£-2,408,810	£-3,280,716	£-4,152,819
60% LAR - 40% CIR	0%	£2,928,121	£-1,460,839	£-2,849,265	£-2,889,048	£-3,761,062	£-4,633,335
60% LAR - 40% CIR	5%	£-49,365	£-2,838,212	£-4,136,382	£-4,175,029	£-5,046,476	£-5,905,924
60% LAR - 40% CIR	10%	£-1,078,759	£-3,737,189	£-5,030,995	£-5,069,480	£-5,931,992	£-6,794,505
60% LAR - 40% CIR	15%	£-2,115,153	£-4,643,160	£-5,932,914	£-5,971,127	£-6,831,163	£-7,690,895
60% LAR - 40% CIR	20%	£-3,158,481	£-5,556,057	£-6,842,183	£-6,880,496	£-7,737,912	£-8,608,533
60% LAR - 40% CIR	25%	£-4,216,996	£-6,475,810	£-7,758,687	£-7,796,913	£-8,688,825	£-9,548,375
60% LAR - 40% CIR	30%	£-5,284,678	£-7,402,348	£-8,687,695	£-8,726,399	£-9,616,458	£-10,498,133
60% LAR - 40% CIR	35%	£-6,359,189	£-8,341,096	£-9,608,743	£-9,646,001	£-10,513,882	£-11,451,723
60% LAR - 40% CIR	40%	£-7,440,453	£-9,306,466	£-10,623,064	£-10,662,269	£-11,538,687	£-12,415,068
60% LAR - 40% CIR	45%	£-8,537,981	£-10,283,761	£-11,596,540	£-11,636,705	£-12,610,891	£-13,386,077

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,889,183	£2,841,346	£1,581,997	£1,503,035	£630,930	£281,174
60% LAR - 40% CIR	0%	£4,884,022	£1,954,807	£682,350	£623,501	£245,941	£113,691
60% LAR - 40% CIR	5%	£-3,862,280	£1,073,433	£-224,738	£-263,394	£-1,128,832	£-1,994,279
60% LAR - 40% CIR	10%	£-4,852,387	£1,174,456	£-1,193,311	£-1,157,895	£-2,020,348	£-2,892,860
60% LAR - 40% CIR	15%	£-5,849,491	£1,274,481	£-2,212,269	£-2,164,838	£-2,919,518	£-3,779,354
60% LAR - 40% CIR	20%	£-6,853,163	£1,374,506	£-3,231,227	£-3,172,802	£-3,818,688	£-4,670,840
60% LAR - 40% CIR	25%	£-7,863,163	£1,474,531	£-4,250,185	£-4,181,757	£-4,717,858	£-5,464,888
60% LAR - 40% CIR	30%	£-8,879,311	£1,574,556	£-5,269,143	£-5,192,709	£-5,617,028	£-6,260,936
60% LAR - 40% CIR	35%	£-9,901,504	£1,674,581	£-6,288,101	£-6,203,661	£-6,517,198	£-7,057,984
60% LAR - 40% CIR	40%	£-10,929,747	£1,774,606	£-7,307,059	£-7,218,619	£-7,417,368	£-7,855,032
60% LAR - 40% CIR	45%	£-11,964,040	£1,874,631	£-8,326,017	£-8,228,577	£-8,317,538	£-8,652,080
60% LAR - 40% CIR	50%	£-13,004,383	£1,974,656	£-9,345,075	£-9,237,535	£-9,317,708	£-9,649,128

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone B - £1,000 psf
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No Units	75
Site Area	0.2 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,741,683	£8,655,030	£7,366,535	£7,328,187	£6,465,981	£5,593,877
60% LAR - 40% CIR	5%	£10,637,887	£7,690,915	£6,407,532	£6,369,332	£5,501,550	£4,632,907
60% LAR - 40% CIR	10%	£9,526,570	£6,719,772	£5,453,407	£5,394,760	£4,529,313	£3,663,866
60% LAR - 40% CIR	15%	£8,408,382	£5,741,672	£4,450,379	£4,411,856	£3,549,344	£2,686,832
60% LAR - 40% CIR	20%	£7,283,192	£4,749,723	£3,459,988	£3,421,557	£2,561,720	£1,701,883
60% LAR - 40% CIR	25%	£6,151,070	£3,748,373	£2,462,247	£2,423,834	£1,666,517	£798,100
60% LAR - 40% CIR	30%	£5,012,085	£2,740,167	£1,457,289	£1,419,063	£663,812	£295,887
60% LAR - 40% CIR	35%	£3,861,530	£1,725,174	£445,168	£407,017	£453,525	£-1,333,103
60% LAR - 40% CIR	40%	£2,697,190	£703,465	£-584,897	£-624,156	£-1,502,017	£-2,379,877
60% LAR - 40% CIR	45%	£1,525,975	£-329,848	£-1,642,402	£-1,681,608	£-2,558,005	£-3,434,404
60% LAR - 40% CIR	50%	£348,135	£-1,394,284	£-2,707,064	£-2,746,228	£-3,621,415	£-4,496,601

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£7,331,166	£-10,677,790	£-11,908,294	£-11,944,242	£-12,806,848	£-13,678,952
60% LAR - 40% CIR	5%	£9,635,141	£-11,581,974	£-12,865,207	£-12,865,207	£-13,711,279	£-14,638,921
60% LAR - 40% CIR	10%	£9,746,250	£-12,553,056	£-13,839,422	£-13,839,422	£-14,743,516	£-15,608,963
60% LAR - 40% CIR	15%	£-10,864,447	£-13,531,157	£-14,822,450	£-14,822,450	£-15,723,485	£-16,585,997
60% LAR - 40% CIR	20%	£-11,989,637	£-14,523,100	£-15,812,861	£-15,812,861	£-16,711,199	£-17,670,948
60% LAR - 40% CIR	25%	£-13,121,759	£-15,524,456	£-16,810,485	£-16,810,485	£-17,706,312	£-18,663,729
60% LAR - 40% CIR	30%	£-14,260,744	£-16,532,662	£-17,815,540	£-17,815,540	£-18,709,017	£-19,668,718
60% LAR - 40% CIR	35%	£-15,411,299	£-17,547,855	£-18,827,061	£-18,827,061	£-19,726,354	£-20,685,932
60% LAR - 40% CIR	40%	£-16,573,699	£-18,569,264	£-19,857,126	£-19,857,126	£-20,714,846	£-21,652,708
60% LAR - 40% CIR	45%	£-17,746,854	£-19,602,677	£-20,915,231	£-20,954,437	£-21,830,834	£-22,707,232
60% LAR - 40% CIR	50%	£-18,924,684	£-20,687,113	£-21,979,893	£-22,019,057	£-22,894,244	£-23,769,430

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£454,952	£-2,831,680	£-3,920,176	£-3,958,523	£-4,820,729	£-5,692,834
60% LAR - 40% CIR	5%	£2,680,224	£-3,664,795	£-4,879,178	£-4,917,539	£-5,785,162	£-6,667,821
60% LAR - 40% CIR	10%	£-1,760,140	£-4,596,538	£-5,833,304	£-5,871,951	£-6,767,398	£-7,622,845
60% LAR - 40% CIR	15%	£-2,878,328	£-5,545,038	£-6,836,331	£-6,874,854	£-7,737,367	£-8,599,879
60% LAR - 40% CIR	20%	£-3,983,516	£-6,506,987	£-7,885,442	£-7,924,164	£-8,724,981	£-9,584,827
60% LAR - 40% CIR	25%	£-5,135,641	£-7,538,337	£-8,924,464	£-8,963,157	£-9,720,193	£-10,577,810
60% LAR - 40% CIR	30%	£-6,274,626	£-8,546,544	£-9,929,422	£-9,967,647	£-10,722,898	£-11,582,598
60% LAR - 40% CIR	35%	£-7,425,181	£-9,561,536	£-10,941,543	£-10,979,694	£-11,740,236	£-12,619,813
60% LAR - 40% CIR	40%	£-8,589,981	£-10,583,245	£-11,971,608	£-11,971,608	£-12,768,727	£-13,666,369
60% LAR - 40% CIR	45%	£-9,760,736	£-11,616,550	£-12,929,113	£-12,968,319	£-13,844,716	£-14,721,114
60% LAR - 40% CIR	50%	£-10,938,575	£-12,680,995	£-13,993,274	£-14,032,938	£-14,908,125	£-15,783,811

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,764,031	£-677,359	£-811,097	£-869,444	£-1,911,830	£-2,383,755
60% LAR - 40% CIR	5%	£2,660,056	£-898,737	£-1,200,069	£-1,258,360	£-2,470,081	£-3,044,124
60% LAR - 40% CIR	10%	£1,548,939	£-1,257,859	£-1,544,225	£-1,582,872	£-3,448,319	£-4,313,766
60% LAR - 40% CIR	15%	£430,751	£-2,235,959	£-3,527,292	£-3,565,775	£-4,429,288	£-5,290,800
60% LAR - 40% CIR	20%	£-888,880	£-3,227,908	£-4,517,693	£-4,556,075	£-5,415,912	£-6,275,748
60% LAR - 40% CIR	25%	£-1,826,562	£-4,229,259	£-5,515,385	£-5,553,696	£-6,411,114	£-7,268,531
60% LAR - 40% CIR	30%	£-2,865,546	£-5,237,465	£-6,520,343	£-6,558,588	£-7,413,819	£-8,273,519
60% LAR - 40% CIR	35%	£-3,916,102	£-6,262,457	£-7,532,464	£-7,570,614	£-8,451,157	£-9,310,734
60% LAR - 40% CIR	40%	£-5,080,302	£-7,274,166	£-8,562,526	£-8,601,788	£-9,479,649	£-10,357,509
60% LAR - 40% CIR	45%	£-6,451,857	£-8,307,480	£-9,620,034	£-9,659,240	£-10,535,637	£-11,412,038
60% LAR - 40% CIR	50%	£-7,629,496	£-9,371,916	£-10,694,696	£-10,728,859	£-11,609,046	£-12,474,233

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£7,679,976	£3,389,044	£3,300,548	£3,262,240	£2,389,394	£1,527,660
60% LAR - 40% CIR	5%	£5,571,701	£3,224,928	£2,341,545	£2,303,345	£1,435,564	£668,821
60% LAR - 40% CIR	10%	£5,460,583	£2,653,786	£1,367,420	£1,328,773	£463,326	£-402,121
60% LAR - 40% CIR	15%	£4,242,396	£1,675,685	£384,302	£345,869	£-16,843	£-1,379,155
60% LAR - 40% CIR	20%	£3,217,205	£763,736	£-644,118	£-684,839	£-1,544,267	£-2,344,103
60% LAR - 40% CIR	25%	£2,085,083	£-171,814	£-1,603,740	£-1,642,053	£-2,499,469	£-3,356,887
60% LAR - 40% CIR	30%	£946,098	£-1,325,820	£-2,698,898	£-2,846,024	£-3,500,175	£-4,361,874
60% LAR - 40% CIR	35%	£264,887	£-2,340,812	£-3,620,819	£-3,658,970	£-4,516,812	£-5,399,093
60% LAR - 40% CIR	40%	£-1,368,657	£-3,362,522	£-4,650,884	£-4,690,143	£-5,568,004	£-6,445,864
60% LAR - 40% CIR	45%	£-2,540,312	£-4,395,835	£-5,708,389	£-5,747,595	£-6,623,992	£-7,500,390
60% LAR - 40% CIR	50%	£-3,717,652	£-5,469,211	£-6,778,061	£-6,813,215	£-7,687,469	£-8,562,588

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area Zone B - £1,050 psf

No Units 75
Site Area 0.2 Ha

Sales value inflation Grow
Build cost inflation Grow
Tenure LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£13,517,556	£10,402,526	£9,114,031	£9,075,684	£8,216,886	£7,357,689
60% LAR : 40% CIR	5%	£12,324,786	£9,351,037	£8,067,663	£8,029,453	£7,173,864	£6,313,518
60% LAR : 40% CIR	10%	£11,124,674	£8,292,519	£7,013,859	£6,975,793	£6,121,470	£5,256,023
60% LAR : 40% CIR	15%	£9,917,891	£7,227,044	£5,952,719	£5,914,775	£5,053,049	£4,190,536
60% LAR : 40% CIR	20%	£8,703,907	£6,154,678	£4,875,219	£4,836,908	£3,975,971	£3,117,136
60% LAR : 40% CIR	25%	£7,482,990	£5,075,171	£3,793,045	£3,755,732	£2,893,315	£2,035,888
60% LAR : 40% CIR	30%	£6,255,210	£3,978,511	£2,695,634	£2,657,408	£1,802,156	£946,905
60% LAR : 40% CIR	35%	£5,020,638	£2,875,066	£1,585,059	£1,546,909	£703,571	£-152,051
60% LAR : 40% CIR	40%	£3,775,916	£1,754,804	£487,265	£446,306	£-608,504	£-1,285,693
60% LAR : 40% CIR	45%	£2,514,771	£648,094	£-639,372	£-678,578	£-1,554,977	£-2,431,375
60% LAR : 40% CIR	50%	£1,247,040	£-482,544	£-1,795,218	£-1,834,383	£-2,709,569	£-3,584,755

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,755,273	£8,870,303	£10,188,798	£10,187,145	£11,098,143	£11,815,140
60% LAR : 40% CIR	5%	£9,949,643	£9,861,192	£11,656,176	£11,643,376	£12,986,865	£13,999,211
60% LAR : 40% CIR	10%	£8,147,955	£10,980,310	£12,259,070	£12,257,026	£13,151,369	£14,016,806
60% LAR : 40% CIR	15%	£9,354,938	£12,045,785	£13,320,110	£13,318,054	£14,219,780	£15,082,292
60% LAR : 40% CIR	20%	£10,568,622	£13,118,151	£14,387,610	£14,385,021	£15,296,887	£16,155,694
60% LAR : 40% CIR	25%	£11,789,639	£14,197,638	£15,463,784	£15,461,007	£16,379,613	£17,246,931
60% LAR : 40% CIR	30%	£13,017,619	£15,284,318	£16,577,195	£16,574,421	£17,474,673	£18,325,924
60% LAR : 40% CIR	35%	£14,252,191	£16,387,763	£17,677,770	£17,674,920	£18,599,298	£19,424,880
60% LAR : 40% CIR	40%	£15,497,013	£17,507,925	£18,765,424	£18,762,624	£19,841,363	£20,559,492
60% LAR : 40% CIR	45%	£16,758,058	£18,624,734	£19,912,201	£19,909,407	£20,827,806	£21,704,204
60% LAR : 40% CIR	50%	£18,025,789	£19,755,373	£21,088,047	£21,107,212	£21,682,388	£22,857,584

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,230,646	£884,184	£2,172,880	£2,211,026	£3,070,025	£3,929,022
60% LAR : 40% CIR	5%	£3,949,643	£3,861,192	£4,219,067	£4,217,258	£5,112,846	£5,971,843
60% LAR : 40% CIR	10%	£5,147,955	£4,980,310	£4,272,852	£4,310,918	£5,165,240	£6,030,687
60% LAR : 40% CIR	15%	£1,368,810	£4,059,667	£5,333,392	£5,371,935	£6,233,662	£7,098,174
60% LAR : 40% CIR	20%	£2,582,604	£5,132,031	£6,411,891	£6,449,863	£7,308,738	£8,168,575
60% LAR : 40% CIR	25%	£3,803,720	£6,211,538	£7,497,666	£7,535,979	£8,383,595	£9,250,612
60% LAR : 40% CIR	30%	£5,031,500	£7,308,199	£8,591,076	£8,629,392	£9,484,554	£10,339,805
60% LAR : 40% CIR	35%	£6,266,073	£8,411,845	£9,691,651	£9,729,801	£10,583,140	£11,438,762
60% LAR : 40% CIR	40%	£7,510,805	£9,521,875	£10,799,315	£10,837,403	£11,686,214	£12,572,374
60% LAR : 40% CIR	45%	£8,771,340	£10,638,610	£11,926,083	£11,965,289	£12,841,687	£13,718,083
60% LAR : 40% CIR	50%	£10,039,870	£11,769,255	£13,072,850	£13,113,094	£13,998,280	£14,871,468

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,539,925	£2,224,895	£1,136,399	£1,098,052	£230,054	£-819,943
60% LAR : 40% CIR	5%	£1,687,154	£1,313,405	£90,022	£51,821	£89,767	£1,664,174
60% LAR : 40% CIR	10%	£3,147,243	£314,887	£-963,773	£-1,856,161	£-2,721,608	£-3,587,055
60% LAR : 40% CIR	15%	£1,940,260	£750,588	£2,024,913	£2,092,887	£2,924,583	£3,787,095
60% LAR : 40% CIR	20%	£725,275	£1,822,854	£3,102,412	£3,140,884	£4,000,680	£4,869,468
60% LAR : 40% CIR	25%	£-694,641	£2,902,461	£4,188,587	£4,226,900	£5,084,316	£5,941,733
60% LAR : 40% CIR	30%	£-1,722,421	£3,989,121	£5,281,967	£5,320,223	£6,173,475	£7,030,726
60% LAR : 40% CIR	35%	£-2,856,868	£5,102,665	£6,382,972	£6,430,793	£7,274,061	£8,128,653
60% LAR : 40% CIR	40%	£-4,001,816	£6,212,128	£7,490,236	£7,538,524	£8,385,135	£9,263,295
60% LAR : 40% CIR	45%	£-5,162,861	£7,329,537	£8,617,004	£8,666,210	£9,532,608	£10,409,006
60% LAR : 40% CIR	50%	£-6,330,691	£8,469,176	£9,772,850	£9,812,015	£10,687,201	£11,562,367

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£9,451,369	£8,388,959	£5,048,044	£5,009,697	£4,180,699	£3,287,702
60% LAR : 40% CIR	5%	£8,258,799	£5,285,050	£4,001,666	£3,953,466	£3,107,877	£2,247,531
60% LAR : 40% CIR	10%	£7,058,887	£4,226,532	£2,947,872	£2,909,806	£2,055,484	£1,190,036
60% LAR : 40% CIR	15%	£5,851,904	£3,161,057	£1,886,732	£1,848,788	£987,062	£124,550
60% LAR : 40% CIR	20%	£4,637,620	£2,088,612	£770,821	£770,821	£-89,616	£-848,662
60% LAR : 40% CIR	25%	£3,417,003	£1,009,184	£-276,942	£-235,255	£-1,172,671	£-2,030,089
60% LAR : 40% CIR	30%	£2,199,223	£-87,476	£-1,370,363	£-1,408,579	£-2,203,831	£-3,119,082
60% LAR : 40% CIR	35%	£954,651	£-1,180,921	£-2,470,668	£-2,509,078	£-3,562,416	£-4,518,036
60% LAR : 40% CIR	40%	£-1,069,171	£-2,301,083	£-3,578,591	£-3,616,679	£-4,474,491	£-5,561,650
60% LAR : 40% CIR	45%	£-2,161,210	£-3,417,892	£-4,705,369	£-4,744,585	£-5,620,963	£-6,767,362
60% LAR : 40% CIR	50%	£-3,219,647	£-4,546,431	£-5,861,205	£-5,900,370	£-6,775,596	£-7,899,742

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone B - £1,100 psf
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No Units	75
Site Area	0.2 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£15,292,710	£12,150,023	£10,861,827	£10,823,180	£9,964,183	£9,105,185
60% LAR - 40% CIR	5%	£14,011,884	£11,011,158	£9,727,774	£9,689,514	£8,833,965	£7,978,397
60% LAR - 40% CIR	10%	£12,723,177	£9,855,266	£8,586,605	£8,548,539	£7,696,099	£6,843,658
60% LAR - 40% CIR	15%	£11,427,400	£8,712,415	£7,438,091	£7,400,147	£6,550,597	£5,694,240
60% LAR - 40% CIR	20%	£10,124,621	£7,552,615	£6,282,384	£6,244,470	£5,392,222	£4,532,386
60% LAR - 40% CIR	25%	£8,814,910	£6,386,113	£5,115,843	£5,077,830	£4,220,113	£3,362,696
60% LAR - 40% CIR	30%	£7,498,336	£5,212,799	£3,953,979	£3,886,753	£3,040,501	£2,185,249
60% LAR - 40% CIR	35%	£6,174,969	£4,024,558	£2,744,952	£2,706,800	£1,853,463	£1,000,125
60% LAR - 40% CIR	40%	£4,844,079	£2,805,342	£1,548,834	£1,510,746	£659,074	£195,537
60% LAR - 40% CIR	45%	£3,503,567	£1,621,080	£345,700	£307,664	£-551,947	£-1,428,345
60% LAR - 40% CIR	50%	£2,145,946	£409,240	£-883,374	£-922,538	£-1,797,725	£-2,672,911

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,980,119	£7,122,306	£8,471,302	£8,449,649	£9,308,845	£10,167,844
60% LAR - 40% CIR	0%	£5,260,945	£2,261,871	£3,365,965	£3,385,265	£10,438,844	£11,298,432
60% LAR - 40% CIR	5%	£6,549,852	£3,407,563	£4,680,224	£4,724,290	£11,578,730	£12,423,171
60% LAR - 40% CIR	10%	£7,845,420	£4,560,414	£6,034,738	£6,112,682	£12,722,232	£13,578,589
60% LAR - 40% CIR	15%	£9,148,208	£5,712,154	£7,390,525	£7,528,359	£13,880,697	£14,740,443
60% LAR - 40% CIR	20%	£10,457,018	£6,868,716	£8,748,988	£8,946,299	£15,002,715	£15,610,133
60% LAR - 40% CIR	25%	£11,774,483	£8,030,030	£10,108,850	£10,377,075	£16,232,327	£16,687,579
60% LAR - 40% CIR	30%	£13,097,880	£9,197,547	£11,472,877	£11,896,029	£17,416,396	£18,272,704
60% LAR - 40% CIR	35%	£14,427,850	£10,364,487	£12,840,905	£13,373,983	£18,613,765	£19,468,368
60% LAR - 40% CIR	40%	£15,769,262	£11,551,749	£14,207,129	£14,856,165	£19,824,776	£20,701,174
60% LAR - 40% CIR	45%	£17,126,883	£12,763,589	£15,568,203	£16,285,367	£21,070,554	£21,945,740

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,005,999	£863,313	£426,184	£469,531	£1,322,528	£2,181,526
60% LAR - 40% CIR	0%	£2,725,774	£223,525	£1,654,908	£1,693,937	£4,452,725	£5,308,314
60% LAR - 40% CIR	5%	£1,436,467	£1,421,444	£2,700,106	£2,738,171	£3,590,612	£4,443,052
60% LAR - 40% CIR	10%	£140,690	£2,374,295	£3,848,819	£3,886,584	£4,738,114	£5,592,470
60% LAR - 40% CIR	15%	£1,602,868	£3,324,038	£5,004,407	£5,042,241	£5,884,488	£6,744,328
60% LAR - 40% CIR	20%	£2,471,801	£4,300,597	£6,170,367	£6,209,181	£7,066,597	£7,928,014
60% LAR - 40% CIR	25%	£3,388,376	£5,307,311	£7,352,731	£7,390,957	£8,246,209	£9,101,461
60% LAR - 40% CIR	30%	£4,351,742	£6,326,753	£8,541,789	£8,579,910	£9,433,247	£10,286,588
60% LAR - 40% CIR	35%	£5,364,039	£7,368,487	£9,737,877	£9,775,964	£10,617,637	£11,482,247
60% LAR - 40% CIR	40%	£6,417,065	£8,432,552	£10,941,011	£10,979,047	£11,838,657	£12,715,058
60% LAR - 40% CIR	45%	£7,509,764	£9,516,871	£12,160,084	£12,208,248	£13,084,436	£13,959,622

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,315,078	£4,172,392	£2,885,895	£2,845,548	£1,988,551	£1,727,553
60% LAR - 40% CIR	0%	£5,654,253	£3,033,526	£1,750,143	£1,711,942	£866,354	£768
60% LAR - 40% CIR	5%	£4,745,546	£1,887,635	£608,973	£570,908	£-281,533	£-1,133,973
60% LAR - 40% CIR	10%	£3,449,759	£734,784	£-939,540	£-977,485	£-1,427,035	£-2,283,391
60% LAR - 40% CIR	15%	£2,162,868	£-1,354,038	£-2,804,407	£-2,842,241	£-3,590,612	£-4,443,052
60% LAR - 40% CIR	20%	£837,278	£-2,911,518	£-4,961,789	£-5,000,102	£-5,757,518	£-6,614,935
60% LAR - 40% CIR	25%	£-479,295	£-4,274,832	£-6,043,852	£-6,081,878	£-6,837,130	£-7,592,382
60% LAR - 40% CIR	30%	£-1,802,661	£-5,362,674	£-6,202,880	£-6,240,881	£-6,994,428	£-7,677,507
60% LAR - 40% CIR	35%	£-3,132,753	£-6,151,290	£-6,428,788	£-6,465,885	£-7,318,558	£-8,173,168
60% LAR - 40% CIR	40%	£-4,474,065	£-6,365,552	£-6,631,932	£-6,669,968	£-7,529,578	£-8,405,976
60% LAR - 40% CIR	45%	£-5,817,885	£-6,568,302	£-6,861,005	£-6,899,169	£-7,775,357	£-8,650,543

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,226,723	£8,084,096	£6,786,590	£6,797,183	£5,888,186	£5,038,188
60% LAR - 40% CIR	0%	£9,845,897	£6,845,171	£5,661,788	£5,672,381	£4,767,986	£3,912,410
60% LAR - 40% CIR	5%	£8,657,191	£5,799,279	£4,520,618	£4,482,552	£3,630,112	£2,777,671
60% LAR - 40% CIR	10%	£7,261,413	£4,648,428	£3,372,105	£3,334,160	£2,484,610	£1,628,253
60% LAR - 40% CIR	15%	£5,658,638	£3,486,688	£2,216,317	£2,178,463	£1,326,236	£466,309
60% LAR - 40% CIR	20%	£4,748,923	£2,320,126	£1,049,856	£1,011,543	£154,127	£-703,291
60% LAR - 40% CIR	25%	£3,432,349	£1,148,812	£-132,008	£-170,233	£-1,023,485	£-1,880,737
60% LAR - 40% CIR	30%	£2,108,982	£-41,093	£-1,321,005	£-1,360,186	£-2,212,434	£-3,065,852
60% LAR - 40% CIR	35%	£778,892	£-1,239,645	£-2,517,153	£-2,555,240	£-3,406,913	£-4,261,524
60% LAR - 40% CIR	40%	£-424,420	£-2,444,307	£-3,720,287	£-3,758,323	£-4,617,934	£-5,494,332
60% LAR - 40% CIR	45%	£-1,050,046	£-3,656,747	£-4,949,361	£-4,989,525	£-5,853,912	£-6,738,898

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone B - £1,150 psf
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No Units	75
Site Area	0.2 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£17,052,340	£13,897,519	£12,609,022	£12,570,676	£11,711,679	£10,882,681
60% LAR : 40% CIR	5%	£15,690,085	£12,671,279	£11,387,896	£11,349,696	£10,494,107	£9,638,516
60% LAR : 40% CIR	10%	£14,320,795	£11,438,012	£10,159,352	£10,121,286	£9,268,845	£8,416,406
60% LAR : 40% CIR	15%	£12,936,909	£10,197,787	£8,923,463	£8,885,518	£8,035,969	£7,186,419
60% LAR : 40% CIR	20%	£11,545,335	£8,952,012	£7,680,301	£7,642,466	£6,792,552	£5,947,637
60% LAR : 40% CIR	25%	£10,146,929	£7,696,736	£6,429,939	£6,392,202	£5,546,911	£4,699,494
60% LAR : 40% CIR	30%	£8,741,461	£6,436,046	£5,172,323	£5,134,098	£4,278,847	£3,423,595
60% LAR : 40% CIR	35%	£7,329,289	£5,168,674	£3,894,843	£3,856,692	£3,003,354	£2,150,017
60% LAR : 40% CIR	40%	£5,910,414	£3,887,790	£2,610,272	£2,572,185	£1,720,512	£889,840
60% LAR : 40% CIR	45%	£4,484,876	£2,594,065	£1,316,685	£1,280,649	£430,395	-\$426,263
60% LAR : 40% CIR	50%	£3,044,851	£1,293,772	£0,155	-\$18,113	-\$885,880	-\$1,761,066

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,220,480	£5,375,310	£6,683,807	£6,702,183	£7,581,190	£8,420,148
60% LAR : 40% CIR	0%	£3,582,744	£6,861,660	£7,864,863	£7,883,180	£8,776,722	£9,634,311
60% LAR : 40% CIR	10%	£4,992,034	£7,834,817	£8,113,477	£8,131,543	£9,000,884	£9,858,423
60% LAR : 40% CIR	15%	£6,330,920	£9,075,042	£10,349,366	£10,367,311	£11,236,860	£12,086,410
60% LAR : 40% CIR	20%	£7,727,484	£10,322,167	£11,392,527	£11,410,363	£12,277,277	£13,126,102
60% LAR : 40% CIR	25%	£9,126,000	£11,576,023	£12,442,690	£12,460,627	£13,226,417	£14,075,336
60% LAR : 40% CIR	30%	£10,531,368	£12,836,783	£14,100,506	£14,118,731	£14,993,982	£15,843,234
60% LAR : 40% CIR	35%	£11,943,630	£14,104,155	£15,377,985	£15,416,137	£16,269,475	£17,129,812
60% LAR : 40% CIR	40%	£13,363,414	£15,385,048	£16,662,457	£16,700,644	£17,552,317	£18,403,989
60% LAR : 40% CIR	45%	£14,787,953	£16,676,784	£17,954,144	£17,992,180	£18,842,433	£19,699,092
60% LAR : 40% CIR	50%	£16,227,876	£17,979,057	£19,252,674	£19,290,942	£20,158,708	£21,033,856

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,765,629	£2,610,809	£1,322,312	£1,283,965	£424,968	-\$434,030
60% LAR : 40% CIR	0%	£4,463,374	£1,384,660	£0,101,185	292,895	-\$785,854	-\$1,668,153
60% LAR : 40% CIR	10%	£3,034,085	£151,302	£1,127,388	£1,165,426	£2,017,865	£2,870,305
60% LAR : 40% CIR	15%	£1,650,199	£1,088,304	£2,383,248	£2,421,192	£3,250,741	£4,100,291
60% LAR : 40% CIR	20%	£258,605	£2,386,038	£3,665,468	£3,644,244	£4,481,188	£5,330,076
60% LAR : 40% CIR	25%	£1,139,982	£3,589,074	£4,858,771	£4,834,508	£5,739,799	£6,589,416
60% LAR : 40% CIR	30%	£2,245,250	£4,850,684	£6,114,387	£6,152,613	£7,007,864	£7,863,116
60% LAR : 40% CIR	35%	£3,367,412	£6,116,037	£7,391,868	£7,430,018	£8,283,356	£9,136,693
60% LAR : 40% CIR	40%	£4,506,296	£7,388,631	£8,674,438	£8,714,508	£9,566,198	£10,417,071
60% LAR : 40% CIR	45%	£5,651,835	£8,662,246	£9,968,025	£10,006,061	£10,856,314	£11,712,974
60% LAR : 40% CIR	50%	£6,841,860	£9,992,938	£11,286,656	£11,304,633	£12,172,590	£13,047,878

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,074,708	£5,919,888	£4,631,391	£4,593,044	£3,734,047	£2,875,049
60% LAR : 40% CIR	0%	£7,112,453	£1,684,648	£3,410,264	£3,372,065	£2,516,476	£1,660,986
60% LAR : 40% CIR	10%	£6,343,164	£3,460,381	£2,181,721	£2,143,654	£1,291,214	£438,774
60% LAR : 40% CIR	15%	£4,959,278	£2,220,155	£945,831	£907,887	£38,338	-\$761,212
60% LAR : 40% CIR	20%	£3,567,703	£973,041	£299,280	£288,160	£1,180,819	£2,030,955
60% LAR : 40% CIR	25%	£2,169,197	£280,935	£1,547,692	£1,585,430	£2,430,720	£3,288,137
60% LAR : 40% CIR	30%	£763,829	£1,241,585	£2,895,308	£2,843,334	£3,698,785	£4,554,037
60% LAR : 40% CIR	35%	£988,583	£2,860,958	£4,062,788	£4,120,860	£4,979,227	£5,827,616
60% LAR : 40% CIR	40%	£2,067,217	£4,089,851	£5,367,359	£5,405,447	£6,257,119	£7,108,792
60% LAR : 40% CIR	45%	£3,492,756	£5,383,567	£6,698,946	£6,696,983	£7,547,235	£8,403,895
60% LAR : 40% CIR	50%	£4,921,780	£6,683,838	£7,997,477	£7,994,744	£8,893,611	£9,738,697

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,986,353	£8,351,352	£6,343,036	£6,304,689	£7,843,692	£6,786,694
60% LAR : 40% CIR	0%	£11,624,098	£6,905,292	£4,261,009	£4,253,709	£5,426,121	£4,572,531
60% LAR : 40% CIR	10%	£10,254,809	£7,372,026	£6,093,365	£6,055,299	£6,202,858	£4,350,419
60% LAR : 40% CIR	15%	£8,970,922	£6,131,800	£4,897,476	£4,819,531	£3,969,982	£3,120,433
60% LAR : 40% CIR	20%	£7,479,348	£4,864,636	£3,614,315	£3,575,479	£2,726,566	£1,881,650
60% LAR : 40% CIR	25%	£6,080,842	£3,630,749	£2,363,983	£2,326,215	£1,480,925	£623,507
60% LAR : 40% CIR	30%	£4,675,474	£2,370,060	£1,106,337	£1,068,111	£212,860	-\$942,392
60% LAR : 40% CIR	35%	£3,263,312	£1,112,687	£11,184	£699,292	£1,962,633	£2,916,070
60% LAR : 40% CIR	40%	£1,844,428	£178,296	£1,456,715	£1,453,692	£2,345,475	£3,197,147
60% LAR : 40% CIR	45%	£418,889	£1,471,922	£2,747,302	£2,785,338	£3,633,591	£4,492,250
60% LAR : 40% CIR	50%	£1,691,138	£2,772,215	£4,046,692	£4,084,166	£4,941,998	£5,827,052

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone B - £1,200 psf
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No Units	75
Site Area	0.2 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£18,811,970	£15,645,015	£14,356,519	£14,318,172	£13,456,175	£12,600,178	£12,268,640
60% LAR : 40% CIR	5%	£17,361,733	£14,331,400	£13,048,018	£13,009,817	£12,154,229	£11,298,540	£10,966,902
60% LAR : 40% CIR	10%	£15,904,463	£13,010,750	£11,732,098	£11,694,032	£10,841,592	£9,985,152	£9,653,514
60% LAR : 40% CIR	15%	£14,440,227	£11,683,159	£10,408,834	£10,370,891	£9,521,341	£8,671,791	£8,340,153
60% LAR : 40% CIR	20%	£12,986,050	£10,349,669	£9,078,288	£9,040,463	£8,183,549	£7,340,626	£7,009,988
60% LAR : 40% CIR	25%	£11,478,749	£9,007,358	£7,702,561	£7,702,561	£6,855,293	£6,013,763	£5,682,125
60% LAR : 40% CIR	30%	£9,984,586	£7,669,294	£6,395,696	£6,395,696	£5,515,647	£4,681,940	£4,350,292
60% LAR : 40% CIR	35%	£8,483,630	£6,304,546	£5,043,776	£5,043,776	£4,183,246	£3,350,908	£3,019,260
60% LAR : 40% CIR	40%	£6,975,969	£4,943,192	£3,671,711	£3,671,711	£2,821,951	£1,990,278	£1,658,630
60% LAR : 40% CIR	45%	£5,461,817	£3,567,050	£2,291,671	£2,291,671	£1,403,381	£553,128	£221,480
60% LAR : 40% CIR	50%	£3,940,700	£2,178,304	£904,687	£866,691	£17,613	£-849,221	£-1,517,683

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£480,859	£3,827,814	£4,916,310	£4,994,687	£5,813,654	£6,632,621	£6,964,183
60% LAR : 40% CIR	5%	£1,911,698	£4,841,429	£6,264,811	£6,264,811	£7,112,727	£7,960,643	£8,302,105
60% LAR : 40% CIR	10%	£3,368,366	£6,262,070	£7,540,730	£7,518,797	£8,431,237	£9,283,677	£9,625,139
60% LAR : 40% CIR	15%	£4,832,602	£7,589,670	£8,863,904	£8,901,938	£9,751,488	£10,601,038	£10,942,490
60% LAR : 40% CIR	20%	£6,306,779	£8,924,160	£10,194,531	£10,232,565	£11,079,280	£11,926,194	£12,267,156
60% LAR : 40% CIR	25%	£7,799,074	£10,265,471	£11,632,268	£11,670,302	£12,514,536	£13,361,450	£13,702,412
60% LAR : 40% CIR	30%	£9,288,243	£11,613,535	£13,172,132	£13,210,166	£14,054,784	£14,901,698	£15,242,660
60% LAR : 40% CIR	35%	£10,789,199	£12,968,283	£14,720,053	£14,758,087	£15,596,830	£16,443,744	£16,784,706
60% LAR : 40% CIR	40%	£12,298,879	£14,333,847	£16,369,118	£16,407,152	£17,249,282	£18,096,196	£18,437,158
60% LAR : 40% CIR	45%	£13,811,211	£15,705,779	£18,081,158	£18,119,192	£18,961,426	£19,808,340	£20,149,302
60% LAR : 40% CIR	50%	£15,332,129	£17,094,525	£19,868,142	£19,906,176	£20,753,660	£21,600,574	£21,941,536

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,625,260	£4,358,305	£3,069,809	£3,031,461	£2,172,464	£1,313,467	£1,000,000
60% LAR : 40% CIR	5%	£3,075,023	£3,044,690	£1,781,207	£1,723,037	£1,067,518	£611,629	£463,091
60% LAR : 40% CIR	10%	£4,617,753	£1,724,048	£445,388	£407,321	£245,118	£129,559	£98,000
60% LAR : 40% CIR	15%	£3,153,516	£396,449	£-877,876	£-915,820	£-768,370	£-614,820	£-461,270
60% LAR : 40% CIR	20%	£1,679,339	£-898,861	£-2,366,412	£-2,462,247	£-2,098,181	£-1,740,076	£-1,381,526
60% LAR : 40% CIR	25%	£192,039	£-2,279,352	£-5,546,140	£-5,583,887	£-4,828,418	£-4,074,948	£-3,321,478
60% LAR : 40% CIR	30%	£-1,302,125	£-3,627,417	£-6,891,014	£-6,928,665	£-5,771,063	£-4,640,513	£-3,510,063
60% LAR : 40% CIR	35%	£-2,903,081	£-4,982,165	£-8,242,034	£-8,280,511	£-6,743,468	£-5,202,918	£-3,662,368
60% LAR : 40% CIR	40%	£-4,510,703	£-6,343,526	£-9,593,600	£-9,632,087	£-7,604,760	£-5,564,312	£-3,524,864
60% LAR : 40% CIR	45%	£-6,125,093	£-7,719,680	£-10,895,040	£-10,933,527	£-8,883,330	£-6,843,880	£-4,804,430
60% LAR : 40% CIR	50%	£-7,746,910	£-9,108,497	£-12,202,023	£-12,240,510	£-9,800,000	£-7,760,550	£-5,721,000

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,834,339	£7,667,383	£6,376,888	£6,340,540	£5,481,543	£4,622,546	£4,291,008
60% LAR : 40% CIR	5%	£9,384,102	£6,353,789	£5,070,386	£5,032,186	£4,173,597	£3,314,600	£3,000,000
60% LAR : 40% CIR	10%	£7,926,832	£5,033,127	£3,744,467	£3,716,400	£2,863,961	£2,011,520	£1,700,000
60% LAR : 40% CIR	15%	£6,469,595	£3,705,528	£2,431,203	£2,393,259	£1,543,709	£694,159	£400,000
60% LAR : 40% CIR	20%	£4,989,418	£2,371,030	£1,100,867	£1,062,811	£215,918	£-363,586	£-675,000
60% LAR : 40% CIR	25%	£3,501,118	£1,029,726	£-227,070	£-274,804	£-519,339	£-863,669	£-1,213,000
60% LAR : 40% CIR	30%	£2,006,954	£-318,338	£-1,581,933	£-1,619,586	£-2,461,984	£-3,315,692	£-3,666,000
60% LAR : 40% CIR	35%	£505,996	£-1,670,665	£-3,063,865	£-3,091,463	£-3,933,386	£-4,877,723	£-5,228,000
60% LAR : 40% CIR	40%	£-1,001,881	£-3,034,450	£-4,505,321	£-4,543,031	£-5,385,681	£-6,328,023	£-6,679,000
60% LAR : 40% CIR	45%	£-2,516,014	£-4,410,581	£-5,885,961	£-5,923,997	£-6,774,251	£-7,717,543	£-8,068,000
60% LAR : 40% CIR	50%	£-4,036,931	£-5,799,328	£-7,272,344	£-7,310,941	£-8,153,018	£-9,102,300	£-9,453,000

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£14,745,863	£11,919,028	£10,280,332	£10,252,165	£8,393,188	£6,536,191	£6,187,000
60% LAR : 40% CIR	5%	£13,295,746	£10,286,413	£8,862,051	£8,833,884	£7,000,242	£5,143,245	£4,794,000
60% LAR : 40% CIR	10%	£11,838,476	£8,944,772	£7,666,112	£7,628,045	£5,775,606	£3,920,165	£3,571,000
60% LAR : 40% CIR	15%	£10,374,240	£7,617,172	£6,342,848	£6,304,904	£4,455,354	£2,600,804	£2,251,000
60% LAR : 40% CIR	20%	£8,900,063	£6,282,682	£5,021,311	£4,974,476	£3,121,562	£1,266,946	£917,000
60% LAR : 40% CIR	25%	£7,412,763	£4,941,371	£3,674,575	£3,636,837	£2,292,306	£477,776	£228,000
60% LAR : 40% CIR	30%	£5,918,599	£3,593,307	£2,329,710	£2,292,058	£1,449,661	£595,063	£306,000
60% LAR : 40% CIR	35%	£4,417,643	£2,238,559	£977,789	£940,212	£67,259	£-368,079	£-719,000
60% LAR : 40% CIR	40%	£2,909,963	£877,195	£-344,276	£-342,364	£-424,036	£-713,709	£-1,064,000
60% LAR : 40% CIR	45%	£1,395,631	£-498,937	£-1,774,316	£-1,812,352	£-2,662,608	£-3,512,859	£-3,863,000
60% LAR : 40% CIR	50%	£-1,897,286	£-1,897,663	£-3,161,299	£-3,199,296	£-4,048,374	£-4,916,306	£-5,267,000

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone B - £1,250 psf
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No Units	75
Site Area	0.2 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£20,571,601	£17,387,343	£16,104,015	£16,065,669	£15,206,671	£14,347,673
60% LAR : 40% CIR	5%	£19,033,382	£15,991,522	£14,708,139	£14,669,698	£13,814,350	£12,958,761
60% LAR : 40% CIR	10%	£17,486,130	£14,583,505	£13,304,845	£13,266,779	£12,414,339	£11,561,898
60% LAR : 40% CIR	15%	£15,935,913	£13,168,531	£11,894,206	£11,856,262	£11,006,712	£10,157,162
60% LAR : 40% CIR	20%	£14,376,798	£11,746,666	£10,476,295	£10,438,461	£9,591,547	£8,744,633
60% LAR : 40% CIR	25%	£12,810,669	£10,317,980	£9,051,183	£9,013,447	£8,166,916	£7,324,386
60% LAR : 40% CIR	30%	£11,227,711	£8,882,542	£7,618,944	£7,581,292	£6,738,895	£5,896,497
60% LAR : 40% CIR	35%	£9,637,960	£7,440,418	£6,179,649	£6,142,072	£5,301,559	£4,449,900
60% LAR : 40% CIR	40%	£8,041,496	£5,991,690	£4,733,149	£4,695,662	£3,843,389	£2,991,717
60% LAR : 40% CIR	45%	£6,438,359	£4,536,393	£3,284,655	£3,246,219	£2,376,366	£1,526,113
60% LAR : 40% CIR	50%	£4,828,647	£3,062,636	£1,789,219	£1,751,223	£902,145	£33,067

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,298,772	£1,883,496	£3,188,814	£3,207,180	£4,068,158	£4,925,156
60% LAR : 40% CIR	5%	£2,897,417	£3,281,307	£4,664,660	£4,682,601	£5,452,191	£6,314,088
60% LAR : 40% CIR	10%	£1,794,690	£4,689,324	£5,967,984	£5,986,050	£6,858,490	£7,710,031
60% LAR : 40% CIR	15%	£3,336,910	£6,104,298	£7,378,623	£7,416,567	£8,266,117	£9,115,666
60% LAR : 40% CIR	20%	£4,966,030	£7,526,163	£8,796,254	£8,834,368	£9,681,262	£10,528,198
60% LAR : 40% CIR	25%	£6,462,100	£8,954,609	£10,221,646	£10,260,382	£11,103,913	£11,946,044
60% LAR : 40% CIR	30%	£8,045,118	£10,390,287	£11,653,885	£11,691,537	£12,533,934	£13,376,332
60% LAR : 40% CIR	35%	£9,634,869	£11,832,411	£13,093,180	£13,130,757	£13,971,270	£14,823,029
60% LAR : 40% CIR	40%	£11,231,243	£13,281,149	£14,539,660	£14,577,267	£15,420,460	£16,261,112
60% LAR : 40% CIR	45%	£12,834,470	£14,736,438	£16,008,174	£16,046,210	£16,896,463	£17,746,716
60% LAR : 40% CIR	50%	£14,444,182	£16,205,993	£17,483,610	£17,521,608	£18,370,654	£19,219,762

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£9,284,690	£6,100,633	£4,817,305	£4,778,958	£3,919,960	£3,060,963
60% LAR : 40% CIR	5%	£7,146,871	£4,704,812	£3,421,628	£3,383,228	£2,527,639	£1,672,150
60% LAR : 40% CIR	10%	£6,201,419	£3,296,795	£2,018,134	£1,980,069	£1,127,628	£275,188
60% LAR : 40% CIR	15%	£4,649,202	£1,881,820	£607,495	£569,552	£279,998	£1,129,548
60% LAR : 40% CIR	20%	£3,090,080	£459,955	£80,016	£68,296	£2,086,184	£2,542,076
60% LAR : 40% CIR	25%	£1,523,968	£398,231	£2,236,267	£2,213,264	£5,117,795	£3,962,426
60% LAR : 40% CIR	30%	£28,999	£2,404,169	£3,667,767	£3,705,418	£4,547,816	£5,390,214
60% LAR : 40% CIR	35%	£1,948,791	£3,846,292	£5,107,062	£5,144,639	£5,988,152	£6,836,911
60% LAR : 40% CIR	40%	£3,045,225	£5,295,611	£6,563,962	£6,591,140	£7,443,521	£8,294,094
60% LAR : 40% CIR	45%	£4,848,352	£6,750,318	£8,022,065	£8,050,091	£8,910,344	£9,760,597
60% LAR : 40% CIR	50%	£6,458,064	£8,229,675	£9,497,491	£9,534,498	£10,384,596	£11,239,643

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£12,593,969	£9,409,712	£6,126,384	£6,088,037	£7,229,039	£6,370,042
60% LAR : 40% CIR	5%	£7,146,871	£4,704,812	£3,421,628	£3,383,228	£4,527,639	£4,681,129
60% LAR : 40% CIR	10%	£9,510,498	£6,605,873	£5,327,213	£5,289,148	£4,436,707	£3,584,267
60% LAR : 40% CIR	15%	£7,958,281	£5,190,899	£3,916,574	£3,878,631	£3,029,081	£2,179,531
60% LAR : 40% CIR	20%	£6,399,167	£3,779,924	£2,498,963	£2,460,829	£1,611,915	£767,601
60% LAR : 40% CIR	25%	£4,833,037	£2,340,348	£1,073,552	£1,035,815	£1,991,284	£653,247
60% LAR : 40% CIR	30%	£3,250,080	£904,910	£359,698	£366,339	£1,238,737	£2,081,139
60% LAR : 40% CIR	35%	£1,660,328	£652,215	£1,797,985	£1,835,660	£2,676,073	£3,527,832
60% LAR : 40% CIR	40%	£3,045,225	£1,969,992	£4,244,483	£4,282,570	£4,134,242	£4,985,915
60% LAR : 40% CIR	45%	£1,539,273	£3,441,239	£4,712,076	£4,751,012	£5,601,265	£6,451,518
60% LAR : 40% CIR	50%	£3,148,985	£4,914,796	£6,188,412	£6,226,408	£7,075,487	£7,924,564

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£16,305,614	£13,327,356	£12,038,028	£11,999,962	£11,140,084	£10,281,967
60% LAR : 40% CIR	5%	£14,967,386	£11,926,535	£10,642,182	£10,603,961	£9,746,363	£8,887,774
60% LAR : 40% CIR	10%	£13,422,143	£10,517,518	£9,238,858	£9,200,792	£8,348,352	£7,495,911
60% LAR : 40% CIR	15%	£11,969,926	£9,102,544	£7,828,219	£7,790,275	£6,940,725	£6,091,176
60% LAR : 40% CIR	20%	£10,510,812	£7,686,619	£6,410,308	£6,372,414	£5,520,560	£4,674,646
60% LAR : 40% CIR	25%	£8,744,682	£6,251,963	£4,985,196	£4,947,460	£4,102,929	£3,258,398
60% LAR : 40% CIR	30%	£7,161,724	£4,816,555	£3,552,967	£3,515,305	£2,672,908	£1,830,510
60% LAR : 40% CIR	35%	£5,211,973	£3,374,431	£2,113,862	£2,076,085	£1,235,572	£363,813
60% LAR : 40% CIR	40%	£3,975,499	£1,925,693	£667,162	£620,075	£222,998	£1,074,270
60% LAR : 40% CIR	45%	£2,372,372	£470,406	£801,332	£839,368	£1,689,621	£2,530,873
60% LAR : 40% CIR	50%	£162,660	£689,191	£2,276,769	£2,314,764	£4,163,942	£4,012,919

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone B - £1,300 psf
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No Units	75
Site Area	0.2 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£22,531,231	£19,118,836	£17,849,705	£17,811,935	£16,954,167	£16,095,169
60% LAR : 40% CIR	5%	£20,705,031	£17,639,011	£16,388,260	£16,350,560	£15,474,471	£14,618,862
60% LAR : 40% CIR	10%	£19,071,797	£16,152,264	£14,877,591	£14,839,526	£13,987,085	£13,134,645
60% LAR : 40% CIR	15%	£17,431,599	£14,665,902	£13,379,579	£13,341,634	£12,492,084	£11,642,635
60% LAR : 40% CIR	20%	£15,784,503	£13,174,653	£11,874,292	£11,836,458	£10,989,544	£10,142,630
60% LAR : 40% CIR	25%	£14,130,579	£11,682,602	£10,361,605	£10,324,069	£9,479,538	£8,635,007
60% LAR : 40% CIR	30%	£12,486,897	£10,195,789	£8,842,192	£8,804,540	£7,962,142	£7,119,744
60% LAR : 40% CIR	35%	£10,792,291	£8,576,291	£7,315,522	£7,277,944	£6,437,431	£5,596,918
60% LAR : 40% CIR	40%	£9,107,022	£7,040,177	£5,791,998	£5,744,263	£4,904,828	£4,064,155
60% LAR : 40% CIR	45%	£7,415,100	£5,497,517	£4,237,641	£4,199,605	£3,349,352	£2,499,098
60% LAR : 40% CIR	50%	£5,716,593	£3,947,368	£2,673,751	£2,635,755	£1,786,678	£937,599

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,658,402	£183,993	£1,423,124	£1,460,894	£2,318,661	£3,177,660
60% LAR : 40% CIR	5%	£1,432,202	£3,863,819	£2,964,960	£2,942,760	£4,785,358	£4,663,961
60% LAR : 40% CIR	10%	£2,911,092	£3,120,565	£4,395,238	£4,433,303	£5,285,744	£5,138,184
60% LAR : 40% CIR	15%	£1,841,230	£4,618,927	£5,893,250	£5,931,196	£6,780,745	£6,630,294
60% LAR : 40% CIR	20%	£3,488,526	£6,128,166	£7,398,537	£7,436,371	£8,283,286	£8,130,190
60% LAR : 40% CIR	25%	£5,142,250	£7,644,227	£8,911,604	£8,949,760	£9,743,291	£9,587,622
60% LAR : 40% CIR	30%	£6,802,932	£9,167,040	£10,430,637	£10,468,289	£11,262,687	£11,106,888
60% LAR : 40% CIR	35%	£8,480,538	£10,696,538	£11,957,307	£11,994,885	£12,836,398	£12,675,911
60% LAR : 40% CIR	40%	£10,165,807	£12,233,663	£13,480,961	£13,518,476	£14,369,901	£14,209,674
60% LAR : 40% CIR	45%	£11,857,729	£13,775,312	£15,035,188	£15,073,224	£15,923,477	£15,763,731
60% LAR : 40% CIR	50%	£13,556,238	£15,325,961	£16,589,078	£16,627,074	£17,486,151	£17,325,230

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£11,044,520	£7,832,125	£6,562,994	£6,525,224	£5,667,457	£4,808,459
60% LAR : 40% CIR	5%	£9,418,321	£6,362,920	£5,081,549	£5,043,349	£4,187,760	£3,328,172
60% LAR : 40% CIR	10%	£7,785,086	£4,895,553	£3,590,881	£3,552,815	£2,700,375	£1,847,834
60% LAR : 40% CIR	15%	£6,144,888	£3,367,192	£2,092,688	£2,054,923	£1,205,373	£365,824
60% LAR : 40% CIR	20%	£4,497,793	£1,867,562	£561,561	£545,747	£697,167	£1,184,081
60% LAR : 40% CIR	25%	£2,843,869	£341,891	£85,044	£83,242	£1,807,113	£2,351,704
60% LAR : 40% CIR	30%	£1,183,186	£1,180,922	£2,444,519	£2,442,170	£3,324,569	£4,166,967
60% LAR : 40% CIR	35%	£894,420	£2,710,420	£4,971,189	£4,968,767	£5,849,280	£6,689,792
60% LAR : 40% CIR	40%	£7,179,699	£4,246,513	£6,504,842	£6,502,367	£7,381,983	£8,221,056
60% LAR : 40% CIR	45%	£3,871,611	£5,789,184	£7,049,070	£7,047,106	£7,937,359	£8,787,613
60% LAR : 40% CIR	50%	£5,570,118	£7,339,242	£8,612,960	£8,610,955	£9,500,033	£10,349,111

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£14,353,599	£11,741,204	£9,872,073	£9,834,303	£9,076,536	£8,117,538
60% LAR : 40% CIR	5%	£12,727,400	£9,862,370	£8,360,628	£8,322,858	£7,496,639	£6,641,250
60% LAR : 40% CIR	10%	£11,094,165	£8,174,632	£6,809,960	£6,861,894	£6,009,453	£5,157,013
60% LAR : 40% CIR	15%	£9,453,967	£6,676,271	£5,401,947	£5,364,002	£4,514,452	£3,664,903
60% LAR : 40% CIR	20%	£7,806,871	£5,167,031	£3,896,660	£3,858,626	£3,011,912	£2,164,968
60% LAR : 40% CIR	25%	£6,152,948	£3,650,970	£2,384,174	£2,346,437	£1,501,906	£657,375
60% LAR : 40% CIR	30%	£4,492,265	£2,128,157	£864,560	£826,900	£15,490	£957,888
60% LAR : 40% CIR	35%	£2,814,669	£508,659	£696,110	£696,988	£1,540,261	£2,368,713
60% LAR : 40% CIR	40%	£1,128,990	£927,054	£2,180,763	£2,233,279	£3,072,894	£3,924,477
60% LAR : 40% CIR	45%	£262,532	£2,480,115	£3,739,961	£3,778,027	£4,628,280	£5,478,534
60% LAR : 40% CIR	50%	£2,281,039	£4,030,263	£6,303,881	£6,341,876	£6,190,854	£7,040,033

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£16,285,244	£15,082,949	£13,763,716	£13,745,946	£12,888,181	£12,029,162
60% LAR : 40% CIR	5%	£16,836,044	£13,575,024	£12,302,773	£12,284,073	£11,408,484	£10,552,866
60% LAR : 40% CIR	10%	£15,005,810	£12,066,277	£10,811,604	£10,773,539	£9,921,098	£9,068,658
60% LAR : 40% CIR	15%	£13,365,612	£10,567,915	£9,313,592	£9,275,647	£8,426,097	£7,576,548
60% LAR : 40% CIR	20%	£11,716,516	£9,078,676	£7,809,305	£7,771,471	£6,923,557	£6,073,643
60% LAR : 40% CIR	25%	£10,064,592	£7,582,615	£6,295,818	£6,258,082	£5,413,551	£4,569,020
60% LAR : 40% CIR	30%	£8,403,910	£6,039,802	£4,776,205	£4,738,554	£3,896,155	£3,053,757
60% LAR : 40% CIR	35%	£6,726,304	£4,510,304	£3,249,535	£3,211,957	£2,371,444	£1,530,931
60% LAR : 40% CIR	40%	£5,041,035	£2,974,190	£1,715,881	£1,678,366	£838,641	£12,432
60% LAR : 40% CIR	45%	£3,349,113	£1,431,530	£1,171,654	£1,133,618	£17,635	£1,566,889
60% LAR : 40% CIR	50%	£1,650,006	£118,816	£1,662,236	£1,620,291	£2,278,309	£3,128,366

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone B - £900 psf
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No Units	135
Site Area	1.04 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£11,476,429	£6,139,915	£3,768,347	£3,768,347	£2,118,959	£519,061
60% LAR : 40% CIR	5%	£9,857,498	£4,748,906	£2,386,502	£2,318,421	£729,964	£382,262
60% LAR : 40% CIR	10%	£8,225,386	£3,344,728	£983,218	£914,340	£689,269	£2,306,830
60% LAR : 40% CIR	15%	£6,572,906	£1,927,505	£452,381	£522,096	£2,134,331	£3,746,577
60% LAR : 40% CIR	20%	£4,998,844	£486,671	£1,917,028	£1,986,529	£3,383,844	£5,217,567
60% LAR : 40% CIR	25%	£3,207,780	£990,894	£3,395,581	£3,464,905	£5,085,019	£6,712,443
60% LAR : 40% CIR	30%	£1,505,837	£2,489,127	£4,905,091	£4,975,312	£6,588,901	£8,222,490
60% LAR : 40% CIR	35%	£227,943	£4,006,718	£6,436,915	£6,506,988	£8,127,129	£9,747,261
60% LAR : 40% CIR	40%	£2,005,510	£5,556,729	£7,982,449	£8,052,416	£9,669,561	£11,298,708
60% LAR : 40% CIR	45%	£3,804,933	£7,119,610	£9,541,554	£9,611,427	£11,226,957	£12,840,685
60% LAR : 40% CIR	50%	£5,639,184	£8,695,232	£11,114,095	£11,183,895	£12,796,470	£14,409,046

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£99,928,302	£36,294,815	£97,638,384	£97,704,726	£99,285,772	£100,885,870
60% LAR : 40% CIR	5%	£91,547,233	£28,695,924	£90,018,229	£89,996,310	£91,674,768	£93,286,993
60% LAR : 40% CIR	10%	£83,179,345	£21,090,000	£82,423,513	£82,400,201	£84,009,000	£85,610,560
60% LAR : 40% CIR	15%	£74,811,825	£13,484,077	£74,827,112	£74,803,800	£76,412,599	£78,023,159
60% LAR : 40% CIR	20%	£66,444,305	£5,878,154	£66,457,711	£66,434,400	£68,043,199	£69,653,759
60% LAR : 40% CIR	25%	£58,076,785	£1,272,231	£58,091,310	£58,068,000	£59,677,599	£61,288,159
60% LAR : 40% CIR	30%	£49,709,265	£1,368,858	£49,723,810	£49,700,500	£51,297,600	£52,908,159
60% LAR : 40% CIR	35%	£41,341,745	£1,465,485	£41,356,310	£41,333,000	£42,917,600	£44,528,159
60% LAR : 40% CIR	40%	£32,974,225	£1,562,112	£32,988,810	£32,965,500	£34,537,600	£36,148,159
60% LAR : 40% CIR	45%	£24,606,705	£1,658,739	£24,621,310	£24,598,000	£26,157,600	£27,768,159
60% LAR : 40% CIR	50%	£16,239,185	£1,755,366	£16,253,810	£16,230,500	£17,768,600	£19,388,159

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£47,909,033	£33,245,524	£55,617,114	£55,685,457	£57,266,903	£58,866,401
60% LAR : 40% CIR	5%	£41,541,233	£25,646,633	£48,018,229	£48,086,572	£49,668,018	£51,268,516
60% LAR : 40% CIR	10%	£35,173,345	£18,041,742	£40,423,513	£40,491,856	£42,073,302	£43,673,810
60% LAR : 40% CIR	15%	£28,805,457	£10,436,851	£32,827,625	£32,895,968	£34,477,414	£36,077,922
60% LAR : 40% CIR	20%	£22,437,569	£2,831,960	£25,231,737	£25,300,080	£26,881,526	£28,482,034
60% LAR : 40% CIR	25%	£16,069,681	£522,069	£17,635,849	£17,704,192	£19,285,638	£20,886,146
60% LAR : 40% CIR	30%	£9,701,793	£1,617,178	£10,040,011	£10,108,354	£11,708,800	£13,309,308
60% LAR : 40% CIR	35%	£3,333,905	£2,512,287	£5,444,123	£5,512,466	£7,112,912	£8,713,420
60% LAR : 40% CIR	40%	£1,966,017	£3,407,396	£3,848,235	£3,916,578	£5,517,026	£7,117,534
60% LAR : 40% CIR	45%	£1,599,129	£4,302,505	£3,252,347	£3,320,690	£4,921,534	£6,522,042
60% LAR : 40% CIR	50%	£1,232,241	£5,197,614	£2,656,459	£2,724,802	£4,326,542	£5,926,550

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£30,488,136	£3,334,700	£38,208,288	£38,274,611	£39,855,656	£41,436,554
60% LAR : 40% CIR	5%	£24,120,248	£1,729,809	£31,618,397	£31,684,720	£33,265,765	£34,846,663
60% LAR : 40% CIR	10%	£17,752,360	£12,823,887	£25,023,506	£25,089,829	£26,670,874	£28,251,772
60% LAR : 40% CIR	15%	£11,384,472	£10,047,110	£18,428,615	£18,494,938	£20,075,983	£21,656,881
60% LAR : 40% CIR	20%	£5,016,584	£7,270,333	£11,833,724	£11,899,047	£13,480,092	£15,061,090
60% LAR : 40% CIR	25%	£1,648,696	£4,493,556	£5,238,833	£5,304,156	£6,885,201	£8,466,199
60% LAR : 40% CIR	30%	£2,280,808	£3,617,779	£4,362,942	£4,428,265	£6,016,313	£7,597,311
60% LAR : 40% CIR	35%	£2,912,920	£2,741,992	£3,492,051	£3,557,374	£5,146,422	£6,727,420
60% LAR : 40% CIR	40%	£3,545,032	£1,866,215	£2,621,160	£2,686,483	£4,276,531	£5,807,529
60% LAR : 40% CIR	45%	£4,177,144	£990,438	£1,750,269	£1,815,592	£3,406,640	£4,987,638
60% LAR : 40% CIR	50%	£4,809,256	£112,661	£880,378	£945,701	£2,536,749	£4,117,747

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,918,511	£8,255,341	£17,683,899	£17,750,222	£19,331,267	£19,397,590
60% LAR : 40% CIR	5%	£11,535,848	£6,644,440	£15,005,844	£15,072,167	£16,653,212	£16,719,535
60% LAR : 40% CIR	10%	£13,167,960	£5,048,818	£20,410,128	£20,476,451	£22,057,496	£22,123,819
60% LAR : 40% CIR	15%	£14,800,072	£3,453,196	£25,814,409	£25,880,732	£27,461,777	£27,528,100
60% LAR : 40% CIR	20%	£16,432,184	£1,857,574	£31,218,690	£31,285,013	£32,866,058	£32,932,381
60% LAR : 40% CIR	25%	£18,064,296	£2,264,330	£36,622,971	£36,689,294	£38,277,332	£38,343,655
60% LAR : 40% CIR	30%	£19,696,408	£2,671,084	£42,027,252	£42,093,575	£43,502,613	£43,568,936
60% LAR : 40% CIR	35%	£21,328,520	£3,077,838	£47,431,533	£47,497,856	£48,912,974	£48,979,297
60% LAR : 40% CIR	40%	£22,960,632	£3,484,592	£52,835,814	£52,902,137	£54,318,316	£54,384,639
60% LAR : 40% CIR	45%	£24,592,744	£3,891,346	£58,240,095	£58,306,418	£59,723,658	£59,789,981
60% LAR : 40% CIR	50%	£26,224,856	£4,298,100	£63,644,376	£63,710,700	£65,126,040	£65,192,363

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone B - £950 psf
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No Units	135
Site Area	1.04 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£14,591,043	£9,238,197	£6,872,829	£6,804,485	£5,223,440	£3,642,395
60% LAR - 40% CIR	5%	£12,816,381	£7,698,163	£5,335,760	£5,267,678	£3,692,742	£2,117,806
60% LAR - 40% CIR	10%	£11,028,538	£6,138,762	£3,784,804	£3,716,960	£2,147,655	£563,152
60% LAR - 40% CIR	15%	£9,227,636	£4,568,313	£2,220,090	£2,152,464	£675,541	£-1,027,823
60% LAR - 40% CIR	20%	£7,413,801	£2,980,945	£632,062	£563,604	£-1,035,212	£-2,642,626
60% LAR - 40% CIR	25%	£5,573,977	£1,382,790	£-996,769	£-1,066,092	£-2,666,157	£-4,274,019
60% LAR - 40% CIR	30%	£3,714,287	£-250,236	£-2,649,018	£-2,718,185	£-4,322,945	£-5,946,534
60% LAR - 40% CIR	35%	£1,841,847	£-1,921,233	£-4,323,528	£-4,383,610	£-6,013,741	£-7,533,872
60% LAR - 40% CIR	40%	£-55,277	£-3,605,910	£-6,011,629	£-6,101,586	£-7,718,742	£-9,339,389
60% LAR - 40% CIR	45%	£-2,008,847	£-5,331,360	£-7,033,303	£-7,123,175	£-9,437,805	£-11,052,434
60% LAR - 40% CIR	50%	£-3,987,084	£-7,069,549	£-8,488,412	£-8,558,212	£-11,170,787	£-12,783,363

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£-98,813,688	£-92,166,534	£-84,331,902	£-84,690,248	£-66,181,290	£-97,762,338
60% LAR - 40% CIR	5%	£-99,688,350	£-93,109,567	£-86,068,971	£-86,167,663	£-67,111,460	£-99,286,525
60% LAR - 40% CIR	10%	£-100,376,103	£-95,455,969	£-87,619,927	£-87,587,771	£-69,257,076	£-100,841,578
60% LAR - 40% CIR	15%	£-102,177,005	£-98,838,418	£-90,184,641	£-89,252,266	£-70,829,190	£-102,432,654
60% LAR - 40% CIR	20%	£-103,990,929	£-103,423,785	£-93,772,668	£-93,841,727	£-72,499,343	£-104,047,957
60% LAR - 40% CIR	25%	£-105,830,754	£-107,027,951	£-97,401,409	£-97,470,623	£-74,171,688	£-105,678,750
60% LAR - 40% CIR	30%	£-107,690,444	£-109,654,967	£-101,024,740	£-101,122,916	£-75,872,676	£-107,351,265
60% LAR - 40% CIR	35%	£-109,562,884	£-110,325,864	£-104,658,258	£-104,788,341	£-77,598,472	£-109,038,603
60% LAR - 40% CIR	40%	£-110,450,098	£-110,010,611	£-107,296,360	£-107,598,327	£-79,323,473	£-110,740,619
60% LAR - 40% CIR	45%	£-110,413,578	£-106,736,050	£-109,158,034	£-109,227,906	£-81,042,536	£-112,457,165
60% LAR - 40% CIR	50%	£-105,391,815	£-106,474,280	£-110,893,143	£-110,952,943	£-82,575,518	£-114,168,934

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£-44,794,419	£-40,147,365	£-32,512,633	£-32,580,976	£-24,162,021	£-55,743,067
60% LAR - 40% CIR	5%	£-45,569,351	£-41,097,267	£-34,040,701	£-34,111,384	£-25,692,720	£-57,267,656
60% LAR - 40% CIR	10%	£-48,356,924	£-43,246,700	£-35,600,658	£-35,668,501	£-27,230,506	£-58,822,309
60% LAR - 40% CIR	15%	£-50,157,825	£-45,419,148	£-37,165,372	£-37,232,997	£-28,809,921	£-60,413,385
60% LAR - 40% CIR	20%	£-51,971,650	£-47,604,516	£-38,733,389	£-38,801,865	£-30,420,874	£-62,028,088
60% LAR - 40% CIR	25%	£-53,811,485	£-50,002,981	£-40,302,230	£-40,370,554	£-32,054,519	£-63,659,481
60% LAR - 40% CIR	30%	£-55,671,175	£-52,635,698	£-42,024,480	£-42,103,647	£-33,708,407	£-65,311,998
60% LAR - 40% CIR	35%	£-57,543,615	£-55,306,695	£-43,708,989	£-43,798,072	£-35,389,303	£-67,019,334
60% LAR - 40% CIR	40%	£-59,440,738	£-58,091,371	£-45,417,090	£-45,487,668	£-37,104,204	£-68,721,350
60% LAR - 40% CIR	45%	£-61,394,300	£-61,716,821	£-47,138,764	£-47,208,637	£-38,823,267	£-70,437,898
60% LAR - 40% CIR	50%	£-63,397,845	£-66,455,911	£-48,873,674	£-48,943,674	£-40,568,248	£-72,168,824

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£-27,383,572	£-22,736,418	£-16,101,787	£-16,170,130	£-8,781,175	£-38,332,221
60% LAR - 40% CIR	5%	£-27,158,225	£-24,270,422	£-18,638,855	£-18,707,607	£-9,281,874	£-39,856,890
60% LAR - 40% CIR	10%	£-30,946,078	£-25,835,854	£-21,180,812	£-21,252,655	£-10,826,960	£-41,411,463
60% LAR - 40% CIR	15%	£-32,746,979	£-27,408,302	£-23,754,625	£-23,822,151	£-11,399,075	£-43,000,538
60% LAR - 40% CIR	20%	£-34,560,814	£-29,093,970	£-26,342,853	£-26,411,012	£-12,000,828	£-44,611,242
60% LAR - 40% CIR	25%	£-36,400,639	£-30,591,835	£-28,971,384	£-29,040,708	£-12,643,772	£-46,248,634
60% LAR - 40% CIR	30%	£-38,260,328	£-32,224,852	£-31,623,634	£-31,692,800	£-13,297,580	£-47,921,148
60% LAR - 40% CIR	35%	£-40,132,769	£-33,895,848	£-34,298,143	£-34,366,226	£-13,988,357	£-49,638,688
60% LAR - 40% CIR	40%	£-42,025,892	£-35,580,525	£-36,906,244	£-36,976,211	£-14,693,338	£-51,310,504
60% LAR - 40% CIR	45%	£-43,983,463	£-37,305,975	£-39,527,918	£-39,597,791	£-15,412,421	£-53,027,049
60% LAR - 40% CIR	50%	£-45,991,699	£-39,044,164	£-42,169,027	£-42,238,827	£-16,148,403	£-54,767,878

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£-12,982,365	£-12,598,148	£-11,869,818	£-11,869,818	£-11,869,818	£-11,869,818
60% LAR - 40% CIR	5%	£-5,576,985	£-10,656,183	£-10,067,586	£-10,126,568	£-10,700,605	£-10,475,560
60% LAR - 40% CIR	10%	£-10,384,808	£-15,254,584	£-17,608,542	£-17,676,386	£-10,245,691	£-20,830,194
60% LAR - 40% CIR	15%	£-12,165,710	£-16,827,033	£-19,173,256	£-19,240,892	£-9,817,896	£-22,421,269
60% LAR - 40% CIR	20%	£-13,979,545	£-18,412,401	£-20,741,094	£-20,809,143	£-9,424,869	£-24,024,593
60% LAR - 40% CIR	25%	£-15,810,369	£-20,010,566	£-22,300,115	£-22,368,115	£-9,022,593	£-25,627,365
60% LAR - 40% CIR	30%	£-17,670,559	£-21,643,862	£-23,842,365	£-23,910,331	£-8,617,291	£-27,239,880
60% LAR - 40% CIR	35%	£-19,551,800	£-23,314,679	£-25,376,874	£-25,445,667	£-8,210,788	£-28,857,218
60% LAR - 40% CIR	40%	£-21,448,623	£-24,999,256	£-27,024,975	£-27,094,242	£-7,812,088	£-30,475,235
60% LAR - 40% CIR	45%	£-23,402,193	£-26,724,706	£-28,748,649	£-28,818,522	£-7,431,151	£-32,145,780
60% LAR - 40% CIR	50%	£-25,389,430	£-28,492,696	£-30,581,768	£-30,651,668	£-7,064,154	£-33,876,709

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone B - £1,000 psf
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No Units	135
Site Area	1.04 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£17,693,443	£12,303,008	£9,967,081	£9,899,766	£8,327,921	£6,746,876
60% LAR - 40% CIR	5%	£15,175,264	£10,619,306	£8,285,017	£8,216,335	£6,841,999	£5,087,063
60% LAR - 40% CIR	10%	£13,831,690	£8,922,632	£6,576,836	£6,510,994	£4,941,689	£3,372,383
60% LAR - 40% CIR	15%	£11,875,058	£7,205,122	£4,858,899	£4,791,273	£3,227,125	£1,862,976
60% LAR - 40% CIR	20%	£9,805,462	£5,464,530	£3,125,336	£3,057,907	£1,498,443	£33,895
60% LAR - 40% CIR	25%	£7,923,117	£3,711,142	£1,378,280	£1,311,024	£-270,345	£-1,873,409
60% LAR - 40% CIR	30%	£5,922,738	£1,945,081	£-410,128	£-479,294	£-2,078,482	£-3,677,670
60% LAR - 40% CIR	35%	£3,862,261	£155,366	£-2,235,837	£-2,304,986	£-3,900,749	£-5,520,485
60% LAR - 40% CIR	40%	£1,849,799	£-1,693,996	£-4,060,810	£-4,150,777	£-5,767,922	£-7,385,069
60% LAR - 40% CIR	45%	£-221,133	£-3,543,108	£-5,965,052	£-6,034,925	£-7,649,554	£-9,264,183
60% LAR - 40% CIR	50%	£-2,349,975	£-5,443,866	£-7,862,729	£-7,932,529	£-9,545,105	£-11,157,680

Residual Land values compared to benchmark land values
 Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£83,711,288	£89,101,723	£91,437,649	£91,594,365	£93,076,810	£94,657,858
60% LAR - 40% CIR	0%	£85,628,467	£90,785,425	£93,119,714	£93,267,795	£94,762,791	£96,337,688
60% LAR - 40% CIR	5%	£87,573,041	£92,482,090	£94,826,404	£94,983,127	£96,463,042	£98,032,349
60% LAR - 40% CIR	10%	£89,520,673	£94,199,608	£96,545,832	£96,702,555	£98,177,606	£99,741,755
60% LAR - 40% CIR	15%	£91,469,238	£95,940,201	£98,279,394	£98,436,124	£99,900,297	£101,488,625
60% LAR - 40% CIR	20%	£93,421,613	£97,693,689	£100,026,451	£100,183,177	£101,647,076	£103,276,139
60% LAR - 40% CIR	25%	£95,381,993	£99,450,650	£101,814,850	£101,971,576	£103,482,400	£105,082,400
60% LAR - 40% CIR	30%	£97,312,180	£101,249,385	£103,640,667	£103,797,393	£105,305,480	£106,925,216
60% LAR - 40% CIR	35%	£99,224,692	£103,090,717	£105,465,541	£105,622,267	£107,122,653	£108,789,800
60% LAR - 40% CIR	40%	£101,125,864	£104,947,639	£107,289,783	£107,446,509	£109,054,285	£110,668,913
60% LAR - 40% CIR	45%	£103,014,706	£106,848,597	£109,108,260	£109,265,000	£110,949,835	£112,562,411

Residual Land values compared to benchmark land values
 Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£41,892,619	£47,082,454	£48,418,380	£48,485,896	£51,097,541	£52,639,586
60% LAR - 40% CIR	0%	£43,628,467	£48,785,425	£51,119,714	£51,187,230	£53,800,042	£55,341,997
60% LAR - 40% CIR	5%	£45,563,772	£50,482,830	£52,806,625	£52,874,141	£55,411,773	£56,953,079
60% LAR - 40% CIR	10%	£47,510,404	£52,180,339	£54,526,562	£54,594,078	£57,123,488	£58,664,155
60% LAR - 40% CIR	15%	£49,467,958	£53,920,625	£56,280,125	£56,347,641	£58,874,796	£60,374,232
60% LAR - 40% CIR	20%	£51,432,544	£55,674,320	£58,070,182	£58,137,698	£60,645,438	£62,124,309
60% LAR - 40% CIR	25%	£53,404,174	£57,440,381	£59,895,590	£59,962,106	£62,466,544	£63,914,386
60% LAR - 40% CIR	30%	£55,381,911	£59,220,096	£61,751,388	£61,817,904	£64,327,650	£65,745,463
60% LAR - 40% CIR	35%	£57,373,722	£61,011,447	£63,666,272	£63,732,788	£66,268,756	£67,646,540
60% LAR - 40% CIR	40%	£59,380,584	£62,828,570	£65,600,514	£65,667,030	£68,240,862	£69,567,617
60% LAR - 40% CIR	45%	£61,402,497	£64,661,883	£67,562,682	£67,629,198	£70,243,974	£71,528,694
60% LAR - 40% CIR	50%	£63,439,462	£66,516,446	£69,544,274	£69,610,790	£72,257,086	£73,549,767

Residual Land values compared to benchmark land values
 Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£24,281,173	£29,671,607	£32,007,534	£32,074,849	£33,846,895	£35,227,739
60% LAR - 40% CIR	0%	£25,199,195	£30,590,589	£32,926,516	£32,993,831	£34,765,877	£36,148,721
60% LAR - 40% CIR	5%	£26,142,926	£31,535,320	£33,871,247	£33,938,562	£35,710,708	£37,093,605
60% LAR - 40% CIR	10%	£27,110,404	£32,499,051	£34,836,758	£34,904,287	£36,675,549	£38,058,489
60% LAR - 40% CIR	15%	£28,102,673	£33,481,782	£35,813,269	£35,881,008	£37,650,493	£39,043,373
60% LAR - 40% CIR	20%	£29,118,742	£34,482,513	£36,801,780	£36,868,727	£38,635,437	£40,038,257
60% LAR - 40% CIR	25%	£30,158,411	£35,499,244	£37,801,291	£37,869,446	£39,639,381	£41,043,141
60% LAR - 40% CIR	30%	£31,229,680	£36,530,975	£38,811,802	£38,879,957	£40,653,325	£42,058,025
60% LAR - 40% CIR	35%	£32,330,549	£37,586,706	£39,833,313	£39,901,468	£41,682,269	£43,082,909
60% LAR - 40% CIR	40%	£33,462,018	£38,666,437	£40,865,824	£40,934,979	£42,726,213	£44,127,793
60% LAR - 40% CIR	45%	£34,623,087	£39,769,168	£41,919,335	£41,988,490	£43,784,157	£45,192,677
60% LAR - 40% CIR	50%	£35,812,756	£40,892,900	£43,092,846	£43,162,001	£44,855,001	£46,276,561

Residual Land values compared to benchmark land values
 Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,889,665	£9,769,458	£11,746,250	£11,763,340	£12,366,825	£12,989,618
60% LAR - 40% CIR	0%	£5,818,082	£10,174,000	£12,158,422	£12,175,512	£12,779,997	£13,392,790
60% LAR - 40% CIR	5%	£7,361,657	£12,470,714	£14,814,510	£14,831,600	£15,436,085	£16,050,878
60% LAR - 40% CIR	10%	£9,518,288	£14,188,224	£16,534,447	£16,551,537	£17,155,972	£17,770,765
60% LAR - 40% CIR	15%	£11,487,854	£15,629,816	£17,869,010	£17,886,100	£18,490,457	£19,105,250
60% LAR - 40% CIR	20%	£13,470,229	£17,082,205	£19,220,067	£19,237,157	£19,840,514	£20,444,043
60% LAR - 40% CIR	25%	£15,470,608	£18,544,285	£20,591,124	£20,608,214	£21,211,571	£21,815,832
60% LAR - 40% CIR	30%	£17,489,987	£20,015,564	£22,072,181	£22,089,271	£22,692,628	£23,290,011
60% LAR - 40% CIR	35%	£19,520,366	£21,496,043	£23,563,238	£23,580,328	£24,183,685	£24,771,394
60% LAR - 40% CIR	40%	£21,571,745	£23,086,522	£25,064,295	£25,081,385	£25,674,742	£26,261,773
60% LAR - 40% CIR	45%	£23,642,624	£24,696,001	£26,575,352	£26,592,442	£27,175,799	£27,752,152
60% LAR - 40% CIR	50%	£25,732,503	£26,315,480	£28,096,409	£28,113,499	£28,706,856	£29,272,525

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone B - £1,050 psf
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No Units	135
Site Area	1.04 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£20,773,942	£15,367,818	£13,031,891	£12,964,576	£11,407,291	£9,850,007
60% LAR : 40% CIR	5%	£18,704,999	£13,530,576	£11,203,976	£11,136,917	£9,585,651	£8,016,320
60% LAR : 40% CIR	10%	£16,623,072	£11,680,962	£9,362,381	£9,295,558	£7,735,721	£6,166,416
60% LAR : 40% CIR	15%	£14,522,479	£9,818,199	£7,497,708	£7,430,083	£5,865,933	£4,301,785
60% LAR : 40% CIR	20%	£12,397,183	£7,942,709	£5,608,921	£5,541,491	£4,582,029	£2,992,566
60% LAR : 40% CIR	25%	£10,259,078	£6,039,503	£3,705,640	£3,638,385	£2,884,143	£1,517,506
60% LAR : 40% CIR	30%	£8,108,288	£4,118,218	£1,790,996	£1,723,893	£1,577,998	£1,438,779
60% LAR : 40% CIR	35%	£5,943,255	£2,194,385	£-156,966	£-225,997	£-1,821,779	£-3,417,561
60% LAR : 40% CIR	40%	£3,742,696	£29,561	£-2,168,200	£-2,225,116	£-3,817,958	£-4,434,292
60% LAR : 40% CIR	45%	£1,529,639	£-1,783,257	£-4,176,801	£-4,246,674	£-5,861,302	£-7,475,932
60% LAR : 40% CIR	50%	£-724,780	£-3,818,183	£-6,237,047	£-6,306,846	£-7,919,422	£-9,531,997

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£80,830,789	£68,036,913	£68,372,940	£68,440,165	£68,997,440	£91,554,723
60% LAR : 40% CIR	0%	£50,899,722	£37,873,855	£36,820,754	£36,877,814	£37,810,860	£51,388,641
60% LAR : 40% CIR	5%	£38,781,659	£28,723,769	£28,042,590	£28,100,173	£28,669,010	£38,238,319
60% LAR : 40% CIR	10%	£26,882,252	£19,586,532	£19,007,023	£19,074,648	£19,538,798	£26,002,948
60% LAR : 40% CIR	15%	£19,007,548	£10,462,022	£9,795,810	£9,863,240	£10,227,702	£18,982,168
60% LAR : 40% CIR	20%	£11,143,053	£2,305,228	£1,688,091	£1,755,348	£2,001,988	£10,892,728
60% LAR : 40% CIR	25%	£3,296,442	£-286,513	£-931,735	£-998,838	£-1,246,733	£-1,024,510
60% LAR : 40% CIR	30%	£-1,461,479	£-999,230,348	£-1,611,961,697	£-1,611,961,697	£-1,611,961,697	£-1,611,961,697
60% LAR : 40% CIR	35%	£-3,762,034	£-1,175,170	£-1,869,831	£-1,903,627,811	£-1,935,221,689	£-1,935,221,689
60% LAR : 40% CIR	40%	£-5,967,062	£-1,103,167,888	£-1,058,581,532	£-1,058,581,532	£-1,072,266,033	£-1,088,880,663
60% LAR : 40% CIR	45%	£-102,129,511	£-1,052,222,914	£-1,071,641,778	£-1,071,641,778	£-1,099,324,152	£-1,110,936,738

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£38,611,520	£34,017,644	£34,353,570	£34,420,888	£34,978,170	£49,535,454
60% LAR : 40% CIR	0%	£20,940,452	£16,854,588	£16,181,495	£16,248,545	£16,805,811	£23,388,142
60% LAR : 40% CIR	5%	£12,762,390	£10,704,500	£10,023,090	£10,089,904	£10,649,740	£15,219,045
60% LAR : 40% CIR	10%	£4,882,983	£6,567,263	£5,887,753	£5,953,379	£6,513,528	£9,083,677
60% LAR : 40% CIR	15%	£-1,088,278	£4,442,751	£3,765,541	£3,831,970	£4,387,862	£5,952,956
60% LAR : 40% CIR	20%	£-3,126,853	£2,345,959	£1,668,822	£1,735,076	£2,291,318	£3,867,955
60% LAR : 40% CIR	25%	£-5,277,173	£-55,267,244	£-57,594,456	£-57,661,569	£-58,227,464	£-60,824,241
60% LAR : 40% CIR	30%	£-7,442,207	£-157,201,076	£-159,542,428	£-159,611,458	£-160,207,240	£-162,803,023
60% LAR : 40% CIR	35%	£-9,642,705	£-159,155,901	£-161,541,062	£-161,610,578	£-162,203,400	£-164,819,711
60% LAR : 40% CIR	40%	£-11,855,823	£-161,168,718	£-163,262,263	£-163,332,135	£-163,946,764	£-166,561,394
60% LAR : 40% CIR	45%	£-14,129,511	£-163,203,845	£-165,622,509	£-165,692,308	£-166,304,883	£-168,917,459

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£21,500,674	£18,636,797	£18,942,724	£19,010,089	£19,567,324	£32,124,008
60% LAR : 40% CIR	0%	£12,309,616	£9,444,760	£9,170,693	£9,237,698	£9,794,864	£13,368,296
60% LAR : 40% CIR	5%	£6,351,543	£6,290,654	£6,212,234	£6,279,058	£6,738,894	£9,808,199
60% LAR : 40% CIR	10%	£2,452,137	£4,195,410	£4,117,007	£4,184,533	£4,644,392	£7,673,831
60% LAR : 40% CIR	15%	£-1,577,432	£2,031,908	£1,953,494	£2,020,124	£2,480,586	£3,515,049
60% LAR : 40% CIR	20%	£-3,715,537	£-35,935,113	£-38,267,976	£-38,335,230	£-38,890,472	£-41,457,109
60% LAR : 40% CIR	25%	£-5,866,327	£-57,856,398	£-60,183,620	£-60,250,722	£-60,805,964	£-63,362,195
60% LAR : 40% CIR	30%	£-7,931,351	£-79,990,593	£-82,311,562	£-82,378,611	£-82,933,854	£-85,489,087
60% LAR : 40% CIR	35%	£-10,021,919	£-101,745,053	£-104,130,816	£-104,199,732	£-104,754,974	£-107,310,207
60% LAR : 40% CIR	40%	£-12,144,977	£-123,757,872	£-126,151,416	£-126,220,289	£-126,775,526	£-129,330,759
60% LAR : 40% CIR	45%	£-14,299,395	£-145,792,789	£-148,211,683	£-148,280,402	£-148,835,644	£-151,390,872

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,885,889	£10,262,449	£10,330,785	£10,400,511	£10,857,889	£14,188,538
60% LAR : 40% CIR	0%	£2,688,347	£2,862,470	£10,189,370	£10,258,426	£11,807,685	£13,377,026
60% LAR : 40% CIR	5%	£4,770,274	£9,712,385	£10,230,965	£10,297,789	£11,657,625	£15,226,930
60% LAR : 40% CIR	10%	£6,970,967	£11,575,747	£10,995,538	£11,063,264	£12,527,413	£17,091,961
60% LAR : 40% CIR	15%	£8,698,163	£13,467,637	£11,749,425	£11,817,157	£13,661,855	£19,706,780
60% LAR : 40% CIR	20%	£11,134,268	£15,353,843	£12,686,706	£12,754,361	£15,309,203	£20,875,840
60% LAR : 40% CIR	25%	£13,285,058	£17,275,129	£13,692,350	£13,760,005	£17,295,348	£22,839,125
60% LAR : 40% CIR	30%	£15,450,092	£19,208,981	£14,650,312	£14,718,043	£19,315,125	£24,810,907
60% LAR : 40% CIR	35%	£17,650,050	£21,163,783	£15,549,546	£15,617,282	£20,211,304	£26,827,506
60% LAR : 40% CIR	40%	£19,883,708	£23,176,603	£16,570,747	£16,638,482	£21,294,549	£28,869,278
60% LAR : 40% CIR	45%	£22,118,128	£25,211,559	£17,629,893	£17,700,196	£22,470,788	£30,925,543

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone B - £1,100 psf
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No Units	135
Site Area	1.04 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£23,854,439	£18,430,413	£16,096,702	£16,029,386	£14,472,102	£12,914,817
60% LAR - 40% CIR	5%	£21,631,472	£16,442,446	£14,115,545	£14,048,487	£12,497,221	£10,945,954
60% LAR - 40% CIR	10%	£19,395,520	£14,439,291	£12,120,710	£12,053,587	£10,508,167	£8,960,449
60% LAR - 40% CIR	15%	£17,146,707	£12,423,288	£10,112,325	£10,045,716	£8,504,742	£6,940,594
60% LAR - 40% CIR	20%	£14,885,156	£10,394,558	£8,080,580	£8,024,102	£6,485,614	£4,906,151
60% LAR - 40% CIR	25%	£12,595,038	£8,353,223	£6,055,001	£5,997,745	£4,412,504	£2,857,262
60% LAR - 40% CIR	30%	£10,288,518	£6,291,354	£3,964,133	£3,897,030	£2,345,550	£788,087
60% LAR - 40% CIR	35%	£7,969,438	£4,202,299	£1,880,033	£1,813,062	£53,326	£-1,338,592
60% LAR - 40% CIR	40%	£5,635,653	£2,100,819	£-227,151	£-306,067	£-1,898,909	£-3,491,751
60% LAR - 40% CIR	45%	£3,284,850	£-4,129	£-2,409,673	£-2,478,496	£-4,073,052	£-5,687,681
60% LAR - 40% CIR	50%	£881,674	£-2,212,918	£-4,611,364	£-4,681,163	£-6,293,739	£-7,906,314

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£77,550,292	£82,974,318	£85,308,029	£85,375,345	£86,932,629	£88,489,813
60% LAR - 40% CIR	5%	£79,773,259	£84,962,285	£87,289,186	£87,356,502	£88,913,786	£90,470,970
60% LAR - 40% CIR	10%	£82,009,211	£86,955,439	£89,284,021	£89,350,844	£90,906,564	£92,444,252
60% LAR - 40% CIR	15%	£84,258,023	£88,981,443	£91,292,406	£91,359,015	£92,899,989	£94,444,137
60% LAR - 40% CIR	20%	£86,510,576	£91,010,173	£93,314,211	£93,380,529	£94,938,117	£96,488,580
60% LAR - 40% CIR	25%	£88,809,693	£93,051,028	£95,369,730	£95,436,048	£96,992,208	£98,547,468
60% LAR - 40% CIR	30%	£91,116,212	£95,113,376	£97,440,588	£97,507,701	£99,595,181	£100,616,644
60% LAR - 40% CIR	35%	£93,435,292	£97,202,432	£99,524,098	£99,591,688	£101,181,405	£102,743,323
60% LAR - 40% CIR	40%	£95,769,077	£99,303,913	£101,641,881	£101,710,937	£103,303,639	£104,409,482
60% LAR - 40% CIR	45%	£98,130,881	£101,428,680	£103,814,404	£103,883,227	£105,477,783	£107,092,412
60% LAR - 40% CIR	50%	£100,523,056	£103,617,649	£106,016,095	£106,085,894	£108,322,670	£109,911,045

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£35,531,022	£40,955,049	£43,288,769	£43,356,076	£44,913,399	£46,470,644
60% LAR - 40% CIR	5%	£37,773,259	£42,948,016	£45,289,016	£45,356,323	£46,913,646	£48,470,891
60% LAR - 40% CIR	10%	£39,989,941	£44,946,170	£47,284,752	£47,351,574	£48,877,295	£50,425,013
60% LAR - 40% CIR	15%	£42,238,754	£46,962,174	£49,273,136	£49,339,745	£50,890,719	£52,444,888
60% LAR - 40% CIR	20%	£44,500,308	£48,999,804	£51,264,942	£51,331,351	£52,913,846	£54,455,311
60% LAR - 40% CIR	25%	£46,780,423	£51,032,238	£53,260,460	£53,327,069	£54,912,957	£56,428,159
60% LAR - 40% CIR	30%	£49,086,943	£53,084,107	£55,271,329	£55,337,938	£56,924,076	£58,421,375
60% LAR - 40% CIR	35%	£51,416,023	£55,163,183	£57,295,429	£57,362,038	£58,935,195	£60,424,053
60% LAR - 40% CIR	40%	£53,769,077	£57,283,643	£59,329,612	£59,396,221	£60,946,314	£62,427,172
60% LAR - 40% CIR	45%	£56,130,612	£59,439,591	£61,381,755	£61,448,364	£62,957,433	£64,429,291
60% LAR - 40% CIR	50%	£58,503,787	£61,628,319	£63,466,826	£63,533,435	£64,968,552	£66,431,410

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£18,120,176	£23,544,203	£25,877,913	£25,945,220	£27,502,513	£29,059,798
60% LAR - 40% CIR	5%	£20,343,143	£25,555,170	£27,889,070	£27,956,377	£29,513,666	£31,070,951
60% LAR - 40% CIR	10%	£22,570,055	£27,535,324	£29,853,905	£29,920,728	£31,468,448	£33,014,167
60% LAR - 40% CIR	15%	£24,827,908	£29,551,329	£31,862,290	£31,928,899	£33,469,873	£35,044,022
60% LAR - 40% CIR	20%	£27,099,400	£31,580,068	£33,894,096	£33,960,511	£35,499,001	£37,068,658
60% LAR - 40% CIR	25%	£29,379,577	£33,621,392	£35,939,614	£36,006,029	£37,562,111	£39,117,353
60% LAR - 40% CIR	30%	£31,666,097	£35,663,261	£38,010,483	£38,077,288	£39,624,068	£41,186,529
60% LAR - 40% CIR	35%	£34,005,177	£37,712,517	£40,094,583	£40,161,388	£41,721,290	£43,331,207
60% LAR - 40% CIR	40%	£36,398,662	£39,873,797	£42,211,766	£42,280,562	£43,813,524	£45,466,356
60% LAR - 40% CIR	45%	£38,799,766	£41,968,744	£44,384,289	£44,453,112	£45,947,667	£47,622,298
60% LAR - 40% CIR	50%	£41,092,941	£44,187,839	£46,658,980	£46,728,779	£48,268,354	£49,880,930

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,461,083	£4,850,801	£7,277,901	£7,344,859	£8,806,125	£10,447,352
60% LAR - 40% CIR	5%	£2,688,756	£5,065,855	£7,522,636	£7,589,594	£9,050,860	£10,691,087
60% LAR - 40% CIR	10%	£2,927,826	£5,294,055	£7,777,336	£7,844,294	£9,306,560	£10,946,787
60% LAR - 40% CIR	15%	£3,178,939	£5,535,299	£8,034,636	£8,101,594	£9,563,260	£11,202,487
60% LAR - 40% CIR	20%	£3,441,052	£5,788,599	£8,293,936	£8,360,894	£9,820,960	£11,458,187
60% LAR - 40% CIR	25%	£3,714,165	£6,052,899	£8,565,236	£8,632,194	£10,080,660	£11,713,887
60% LAR - 40% CIR	30%	£4,000,278	£6,328,199	£8,838,536	£8,905,494	£10,340,360	£11,969,587
60% LAR - 40% CIR	35%	£4,298,391	£6,614,499	£9,113,836	£9,180,794	£10,600,060	£12,225,287
60% LAR - 40% CIR	40%	£4,608,504	£6,911,799	£9,391,136	£9,458,094	£10,860,760	£12,480,987
60% LAR - 40% CIR	45%	£4,930,617	£7,220,099	£9,670,436	£9,737,394	£11,120,460	£12,736,687
60% LAR - 40% CIR	50%	£5,264,730	£7,540,399	£9,951,736	£10,018,694	£11,380,160	£12,992,387

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone B - £1,150 psf
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No Units	135
Site Area	1.04 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£26,934,938	£21,461,653	£19,160,833	£19,094,196	£17,536,912	£15,979,627
60% LAR : 40% CIR	10%	£24,557,946	£19,335,249	£17,027,115	£16,960,267	£15,408,791	£13,857,524
60% LAR : 40% CIR	15%	£22,167,969	£17,196,067	£14,879,040	£14,812,216	£13,266,496	£11,720,775
60% LAR : 40% CIR	20%	£19,785,131	£15,028,376	£12,717,414	£12,650,805	£11,110,163	£9,569,522
60% LAR : 40% CIR	25%	£17,399,554	£12,846,406	£10,642,367	£10,475,951	£9,339,925	£7,789,737
60% LAR : 40% CIR	30%	£14,921,960	£10,651,831	£8,554,030	£8,287,795	£6,740,865	£5,185,624
60% LAR : 40% CIR	35%	£12,468,747	£8,444,776	£6,437,269	£6,070,167	£4,818,685	£3,267,205
60% LAR : 40% CIR	40%	£9,993,337	£6,220,211	£4,387,946	£4,020,975	£2,822,798	£1,293,252
60% LAR : 40% CIR	45%	£7,506,691	£3,983,507	£2,345,521	£2,078,661	£1,193,938	£-212,702
60% LAR : 40% CIR	50%	£5,000,061	£1,694,506	£-650,544	£-719,367	£-2,309,731	£-3,800,064
60% LAR : 40% CIR	50%	£2,459,139	£-613,711	£-2,996,222	£-3,064,971	£-4,668,056	£-6,280,631

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£74,469,793	£79,943,078	£82,243,998	£82,310,535	£83,887,819	£85,429,103
60% LAR : 40% CIR	5%	£70,849,795	£76,269,462	£78,477,616	£78,444,674	£79,965,940	£81,547,207
60% LAR : 40% CIR	10%	£70,236,761	£74,208,664	£76,526,091	£76,502,515	£78,038,236	£79,683,555
60% LAR : 40% CIR	15%	£61,639,600	£66,276,353	£68,687,317	£68,753,926	£70,294,568	£71,835,209
60% LAR : 40% CIR	20%	£64,955,177	£68,558,325	£70,862,364	£70,928,790	£72,484,805	£74,014,994
60% LAR : 40% CIR	25%	£66,453,371	£69,752,899	£72,052,911	£72,119,346	£74,663,866	£76,219,107
60% LAR : 40% CIR	30%	£68,935,984	£72,959,955	£75,267,461	£75,334,564	£78,586,045	£80,147,526
60% LAR : 40% CIR	35%	£91,410,793	£95,184,500	£97,566,785	£97,573,756	£99,121,933	£100,673,479
60% LAR : 40% CIR	40%	£93,898,040	£97,441,223	£99,769,210	£99,826,070	£101,384,893	£103,077,433
60% LAR : 40% CIR	45%	£96,404,670	£99,710,225	£102,055,275	£102,124,096	£103,714,641	£105,304,825
60% LAR : 40% CIR	50%	£98,945,592	£102,018,442	£104,400,952	£104,469,702	£106,072,787	£107,885,362

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£32,450,524	£37,923,809	£40,224,629	£40,291,266	£41,848,549	£43,409,834
60% LAR : 40% CIR	5%	£27,849,795	£32,326,213	£34,628,947	£34,695,455	£36,252,738	£37,814,023
60% LAR : 40% CIR	10%	£37,217,462	£42,198,595	£44,506,422	£44,573,246	£46,118,966	£47,664,686
60% LAR : 40% CIR	15%	£39,620,331	£44,357,086	£46,668,048	£46,734,857	£48,275,299	£49,819,940
60% LAR : 40% CIR	20%	£42,023,808	£46,518,576	£48,830,669	£48,897,411	£50,445,556	£51,998,725
60% LAR : 40% CIR	25%	£44,464,102	£48,733,620	£51,031,432	£51,097,817	£52,644,597	£54,199,838
60% LAR : 40% CIR	30%	£46,918,714	£50,940,688	£53,248,192	£53,315,295	£54,866,776	£56,418,298
60% LAR : 40% CIR	35%	£49,391,624	£53,165,250	£55,467,516	£55,534,467	£57,102,684	£58,656,210
60% LAR : 40% CIR	40%	£51,878,771	£55,421,854	£57,739,941	£57,807,800	£59,365,623	£61,066,164
60% LAR : 40% CIR	45%	£54,385,400	£57,690,956	£60,036,006	£60,104,829	£61,695,192	£63,285,558
60% LAR : 40% CIR	50%	£56,926,323	£59,998,122	£62,381,683	£62,450,433	£64,083,517	£66,666,093

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£15,939,677	£20,512,983	£22,813,782	£22,880,319	£24,437,793	£25,994,888
60% LAR : 40% CIR	5%	£17,416,869	£22,039,307	£24,447,603	£24,514,699	£26,065,605	£27,611,092
60% LAR : 40% CIR	10%	£19,806,648	£24,778,540	£27,095,576	£27,162,399	£28,708,120	£30,253,840
60% LAR : 40% CIR	15%	£22,209,485	£28,946,239	£30,267,202	£30,333,811	£32,094,493	£33,695,094
60% LAR : 40% CIR	20%	£24,625,922	£32,129,209	£33,432,248	£33,498,665	£35,034,890	£36,684,879
60% LAR : 40% CIR	25%	£27,053,256	£35,322,784	£36,602,596	£36,668,831	£38,233,751	£39,788,992
60% LAR : 40% CIR	30%	£29,505,888	£38,529,840	£39,837,346	£39,903,449	£41,455,330	£42,907,410
60% LAR : 40% CIR	35%	£31,989,678	£41,754,404	£43,076,369	£43,143,941	£45,691,816	£47,245,394
60% LAR : 40% CIR	40%	£34,467,624	£45,011,108	£46,329,094	£46,396,554	£48,554,777	£50,547,316
60% LAR : 40% CIR	45%	£36,974,554	£48,280,110	£49,625,160	£49,693,983	£51,484,346	£53,874,709
60% LAR : 40% CIR	50%	£39,515,477	£51,588,326	£52,970,837	£53,039,598	£54,642,671	£56,265,247

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,341,592	£65,307	£2,262,919	£2,289,760	£5,884,555	£7,539,170
60% LAR : 40% CIR	5%	£3,164,000	£21,088,097	£4,388,291	£4,433,290	£5,884,555	£7,539,170
60% LAR : 40% CIR	10%	£774,623	£4,197,279	£6,514,307	£6,581,130	£8,126,851	£9,672,571
60% LAR : 40% CIR	15%	£1,628,215	£6,364,970	£8,675,932	£8,742,592	£10,281,193	£11,823,824
60% LAR : 40% CIR	20%	£4,043,792	£8,546,660	£10,859,979	£10,927,696	£12,443,641	£14,003,610
60% LAR : 40% CIR	25%	£6,471,986	£10,741,515	£13,039,316	£13,107,562	£14,652,481	£16,207,722
60% LAR : 40% CIR	30%	£8,924,599	£12,948,871	£15,256,077	£15,323,179	£16,874,691	£18,429,141
60% LAR : 40% CIR	35%	£11,399,409	£15,173,138	£17,495,400	£17,562,211	£18,110,548	£20,064,094
60% LAR : 40% CIR	40%	£13,886,055	£17,420,830	£19,747,825	£19,814,685	£21,373,508	£22,966,048
60% LAR : 40% CIR	45%	£16,393,285	£19,688,840	£22,043,391	£22,112,713	£23,703,077	£25,293,440
60% LAR : 40% CIR	50%	£18,894,307	£22,007,657	£24,369,669	£24,448,217	£26,061,462	£27,673,877

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone B - £1,200 psf
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No Units	135
Site Area	1.04 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability & Embodied Carbon
		£30,003,270	£24,492,894	£22,192,074	£22,125,769	£20,591,889	£19,044,438
60% LAR : 40% CIR	5%	£27,484,419	£22,214,927	£19,822,990	£19,856,848	£18,320,359	£16,769,094
60% LAR : 40% CIR	10%	£24,940,418	£19,924,184	£17,637,368	£17,570,546	£16,024,825	£14,479,105
60% LAR : 40% CIR	15%	£22,383,554	£17,620,784	£15,322,502	£15,255,893	£13,715,251	£12,174,610
60% LAR : 40% CIR	20%	£19,813,952	£15,298,253	£12,894,215	£12,827,799	£11,381,174	£9,855,748
60% LAR : 40% CIR	25%	£17,231,734	£12,950,439	£10,652,637	£10,586,392	£9,054,924	£7,513,984
60% LAR : 40% CIR	30%	£14,637,022	£10,590,143	£8,297,896	£8,231,802	£6,691,822	£5,140,342
60% LAR : 40% CIR	35%	£12,016,435	£8,217,487	£5,915,858	£5,849,887	£4,300,710	£2,752,533
60% LAR : 40% CIR	40%	£9,375,490	£5,828,197	£3,498,208	£3,441,349	£1,896,024	£311,142
60% LAR : 40% CIR	45%	£6,720,172	£3,491,970	£1,087,591	£1,020,821	£-550,602	£-2,140,965
60% LAR : 40% CIR	50%	£4,036,603	£965,570	£-1,397,014	£-1,465,764	£-3,054,104	£-4,654,949

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£71,401,461	£76,911,837	£79,212,957	£79,278,361	£80,812,341	£82,360,292
60% LAR : 40% CIR	5%	£73,969,372	£79,189,894	£81,481,732	£81,547,185	£83,184,371	£84,732,637
60% LAR : 40% CIR	10%	£76,464,315	£81,480,547	£83,767,963	£83,834,186	£85,470,905	£87,020,626
60% LAR : 40% CIR	15%	£79,021,177	£83,783,947	£86,082,229	£86,148,838	£87,789,480	£89,340,120
60% LAR : 40% CIR	20%	£81,590,778	£86,106,477	£88,410,516	£88,476,932	£90,129,887	£91,680,993
60% LAR : 40% CIR	25%	£84,172,907	£88,454,292	£90,752,094	£90,818,339	£92,460,207	£93,911,747
60% LAR : 40% CIR	30%	£86,767,709	£90,814,588	£93,106,835	£93,172,929	£94,941,908	£96,394,389
60% LAR : 40% CIR	35%	£89,389,299	£93,187,244	£95,488,972	£95,555,843	£97,104,021	£98,556,198
60% LAR : 40% CIR	40%	£92,029,217	£95,576,544	£97,896,623	£97,963,952	£99,500,795	£101,053,598
60% LAR : 40% CIR	45%	£94,684,558	£98,002,760	£100,317,140	£100,383,910	£101,953,332	£103,505,696
60% LAR : 40% CIR	50%	£97,368,128	£100,439,161	£102,801,744	£102,870,495	£104,458,835	£106,059,680

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£29,382,192	£34,892,568	£37,193,387	£37,259,692	£38,793,572	£40,341,023
60% LAR : 40% CIR	5%	£31,969,372	£37,189,894	£39,481,732	£39,547,185	£41,085,102	£42,632,637
60% LAR : 40% CIR	10%	£34,464,315	£39,480,547	£41,767,963	£41,834,186	£42,800,905	£44,340,626
60% LAR : 40% CIR	15%	£37,021,177	£41,783,947	£44,082,229	£44,148,838	£45,941,908	£47,640,389
60% LAR : 40% CIR	20%	£39,590,778	£44,106,477	£46,410,516	£46,476,932	£48,129,887	£49,830,993
60% LAR : 40% CIR	25%	£42,172,907	£46,454,292	£48,752,094	£48,818,339	£50,460,207	£52,161,747
60% LAR : 40% CIR	30%	£44,767,709	£48,814,588	£51,086,835	£51,153,660	£52,693,639	£54,245,119
60% LAR : 40% CIR	35%	£47,389,299	£51,187,244	£53,488,972	£53,555,843	£55,084,751	£56,632,928
60% LAR : 40% CIR	40%	£50,029,217	£53,576,544	£55,896,623	£55,963,952	£57,480,407	£59,044,319
60% LAR : 40% CIR	45%	£52,684,558	£56,002,760	£58,297,871	£58,364,841	£59,936,063	£61,526,428
60% LAR : 40% CIR	50%	£55,368,128	£58,439,161	£60,781,745	£60,848,226	£62,438,565	£64,040,411

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£11,971,345	£17,481,721	£19,782,541	£19,848,846	£21,382,736	£22,930,177
60% LAR : 40% CIR	5%	£14,401,195	£19,770,895	£22,051,617	£22,117,668	£23,644,266	£25,192,529
60% LAR : 40% CIR	10%	£17,034,198	£22,050,432	£24,337,247	£24,403,070	£25,949,790	£27,495,510
60% LAR : 40% CIR	15%	£19,591,081	£24,353,831	£26,652,113	£26,718,722	£28,299,394	£29,800,005
60% LAR : 40% CIR	20%	£22,160,853	£26,676,363	£29,000,400	£29,066,815	£30,582,842	£32,116,998
60% LAR : 40% CIR	25%	£24,742,682	£29,024,177	£31,321,978	£31,388,224	£32,920,092	£34,460,631
60% LAR : 40% CIR	30%	£27,337,594	£31,384,473	£33,676,719	£33,742,814	£35,292,793	£36,834,273
60% LAR : 40% CIR	35%	£29,956,193	£33,757,128	£36,068,757	£36,135,128	£37,693,995	£39,222,082
60% LAR : 40% CIR	40%	£32,599,156	£36,148,419	£38,496,406	£38,563,266	£40,078,591	£41,653,473
60% LAR : 40% CIR	45%	£35,254,443	£38,572,643	£40,887,025	£40,953,795	£42,525,217	£44,115,580
60% LAR : 40% CIR	50%	£37,938,012	£41,009,048	£43,317,629	£43,403,379	£45,028,719	£46,629,868

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,899,324	£13,989,946	£17,972,722	£18,023,423	£19,891,896	£21,768,896
60% LAR : 40% CIR	5%	£9,091,073	£14,081,591	£18,074,368	£18,125,396	£20,027,987	£21,898,053
60% LAR : 40% CIR	10%	£9,247,071	£14,169,163	£18,165,978	£18,217,291	£20,183,521	£22,014,241
60% LAR : 40% CIR	15%	£9,390,208	£14,272,562	£18,270,844	£18,327,493	£20,348,095	£22,138,736
60% LAR : 40% CIR	20%	£9,529,894	£14,395,093	£18,398,131	£18,453,491	£20,521,122	£22,271,696
60% LAR : 40% CIR	25%	£9,661,612	£14,538,368	£18,540,709	£18,606,954	£20,702,822	£22,413,362
60% LAR : 40% CIR	30%	£9,786,324	£14,693,204	£18,698,450	£18,781,845	£20,893,524	£22,559,004
60% LAR : 40% CIR	35%	£9,904,011	£14,859,899	£18,871,686	£18,964,449	£21,092,696	£22,710,813
60% LAR : 40% CIR	40%	£10,017,886	£15,037,150	£19,059,137	£19,155,997	£21,301,922	£22,868,204
60% LAR : 40% CIR	45%	£10,127,174	£15,224,376	£19,250,755	£19,352,525	£21,523,348	£23,031,311
60% LAR : 40% CIR	50%	£10,232,743	£15,421,177	£19,452,989	£19,559,119	£21,754,456	£23,200,296

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone B - £1,250 psf
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No Units	135
Site Area	1.04 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£33,055,761	£27,524,134	£25,223,374	£25,157,011	£23,623,131	£22,089,251	£19,080,853
60% LAR : 40% CIR	5%	£30,387,968	£25,094,606	£22,802,676	£22,736,626	£21,208,673	£19,680,853	
60% LAR : 40% CIR	10%	£27,706,185	£22,652,300	£20,388,565	£20,302,747	£18,780,257	£17,237,434	
60% LAR : 40% CIR	15%	£25,001,977	£20,197,339	£17,921,108	£17,855,500	£16,320,341	£14,779,699	
60% LAR : 40% CIR	20%	£22,278,351	£17,729,842	£15,446,064	£15,379,647	£13,843,621	£12,300,596	
60% LAR : 40% CIR	25%	£19,542,107	£15,249,047	£12,951,244	£12,885,000	£11,353,132	£9,821,264	
60% LAR : 40% CIR	30%	£16,793,371	£12,735,510	£10,443,263	£10,377,169	£8,849,005	£7,313,479	
60% LAR : 40% CIR	35%	£14,032,263	£10,209,614	£7,922,249	£7,856,285	£6,318,624	£4,770,447	
60% LAR : 40% CIR	40%	£11,244,228	£7,671,481	£5,370,898	£5,304,039	£3,786,713	£2,213,389	
60% LAR : 40% CIR	45%	£8,433,209	£5,109,435	£2,795,055	£2,728,286	£1,185,366	£-381,837	
60% LAR : 40% CIR	50%	£5,610,006	£2,517,810	£199,155	£131,438	£-1,454,897	£-3,043,237	

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£88,348,970	£73,880,597	£76,181,416	£76,247,720	£77,781,600	£79,319,480	
60% LAR : 40% CIR	0%	£71,011,383	£70,510,126	£70,602,054	£70,688,104	£71,861,984	£73,035,864	
60% LAR : 40% CIR	5%	£73,698,545	£78,752,430	£81,036,195	£81,101,384	£82,624,474	£84,147,207	
60% LAR : 40% CIR	10%	£76,402,753	£81,207,392	£83,483,623	£83,549,231	£85,064,390	£86,579,135	
60% LAR : 40% CIR	15%	£79,126,380	£83,674,889	£85,938,667	£86,005,584	£87,520,110	£89,035,467	
60% LAR : 40% CIR	20%	£81,850,024	£86,145,646	£88,400,486	£88,467,131	£89,982,186	£91,497,231	
60% LAR : 40% CIR	25%	£84,573,671	£88,616,403	£90,862,306	£90,929,486	£92,497,231	£94,012,276	
60% LAR : 40% CIR	30%	£87,297,318	£91,087,160	£93,324,126	£93,391,486	£94,959,231	£96,474,276	
60% LAR : 40% CIR	35%	£90,020,965	£93,557,917	£95,785,946	£95,853,486	£97,421,231	£98,989,276	
60% LAR : 40% CIR	40%	£92,744,612	£96,028,674	£98,247,766	£98,315,486	£99,887,231	£101,457,276	
60% LAR : 40% CIR	45%	£95,468,259	£98,499,431	£100,710,186	£100,778,486	£102,344,231	£104,427,276	
60% LAR : 40% CIR	50%	£98,191,906	£100,970,188	£103,182,606	£103,250,486	£105,116,231	£107,497,276	

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£26,329,701	£31,961,327	£34,162,147	£34,228,451	£36,792,331	£37,299,211	
60% LAR : 40% CIR	0%	£28,968,048	£34,592,674	£36,792,147	£36,858,451	£39,422,331	£39,929,211	
60% LAR : 40% CIR	5%	£31,612,276	£37,224,021	£39,426,166	£39,492,470	£42,046,350	£42,553,230	
60% LAR : 40% CIR	10%	£34,256,503	£39,855,368	£42,060,185	£42,126,489	£44,690,369	£45,197,249	
60% LAR : 40% CIR	15%	£36,900,730	£42,486,715	£44,694,204	£44,760,508	£47,334,388	£47,841,268	
60% LAR : 40% CIR	20%	£39,544,957	£45,118,062	£47,328,223	£47,394,527	£50,038,407	£50,545,287	
60% LAR : 40% CIR	25%	£42,189,184	£47,749,409	£49,962,242	£49,928,506	£52,682,426	£53,189,306	
60% LAR : 40% CIR	30%	£44,833,411	£50,380,756	£52,596,261	£52,562,525	£55,326,445	£55,833,325	
60% LAR : 40% CIR	35%	£47,477,638	£53,012,103	£55,230,280	£55,196,549	£57,970,464	£58,477,344	
60% LAR : 40% CIR	40%	£50,121,865	£55,643,450	£57,864,299	£57,830,553	£60,614,483	£61,121,363	
60% LAR : 40% CIR	45%	£52,766,092	£58,274,797	£60,498,318	£60,464,572	£63,258,502	£63,765,382	
60% LAR : 40% CIR	50%	£55,410,319	£60,906,144	£63,132,337	£63,098,586	£65,902,521	£66,409,401	

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,918,655	£14,450,481	£16,791,301	£16,817,605	£18,351,485	£19,885,365	
60% LAR : 40% CIR	0%	£11,562,882	£17,081,708	£19,422,528	£19,448,832	£20,982,712	£22,516,592	
60% LAR : 40% CIR	5%	£14,207,109	£19,713,055	£21,056,051	£21,082,355	£22,616,235	£24,150,115	
60% LAR : 40% CIR	10%	£16,851,336	£22,344,402	£22,689,270	£22,715,574	£24,246,114	£25,780,004	
60% LAR : 40% CIR	15%	£19,495,563	£24,975,749	£24,323,389	£24,349,693	£25,882,093	£27,415,973	
60% LAR : 40% CIR	20%	£22,139,790	£27,607,096	£25,957,508	£25,983,812	£27,528,072	£29,055,952	
60% LAR : 40% CIR	25%	£24,784,017	£30,238,443	£27,591,627	£27,617,931	£29,164,051	£30,690,931	
60% LAR : 40% CIR	30%	£27,428,244	£32,869,790	£29,225,746	£29,252,050	£30,760,030	£32,295,910	
60% LAR : 40% CIR	35%	£30,072,471	£35,501,137	£30,859,865	£30,886,169	£32,356,009	£33,890,890	
60% LAR : 40% CIR	40%	£32,716,698	£38,132,484	£32,493,984	£32,520,288	£33,951,088	£35,485,870	
60% LAR : 40% CIR	45%	£35,360,925	£40,763,831	£34,128,103	£34,154,407	£35,546,167	£37,135,850	
60% LAR : 40% CIR	50%	£38,005,152	£43,395,178	£35,762,222	£35,788,526	£37,141,246	£39,730,830	

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,882,414	£8,180,786	£3,828,988	£3,783,684	£2,222,764	£885,568	
60% LAR : 40% CIR	0%	£8,994,022	£3,701,290	£1,400,330	£1,353,290	£184,974	£-172,012	
60% LAR : 40% CIR	5%	£9,312,839	£1,258,954	£-1,024,781	£-1,090,599	£-2,613,089	£-4,155,912	
60% LAR : 40% CIR	10%	£9,631,656	£1,196,307	£-1,472,239	£-1,537,947	£-3,073,006	£-4,613,647	
60% LAR : 40% CIR	15%	£9,950,473	£1,133,660	£-1,920,697	£-1,986,405	£-3,532,914	£-5,073,759	
60% LAR : 40% CIR	20%	£10,269,290	£1,071,013	£-2,369,155	£-2,434,863	£-3,992,822	£-5,533,811	
60% LAR : 40% CIR	25%	£10,588,107	£1,008,366	£-2,817,613	£-2,882,521	£-4,452,730	£-6,033,863	
60% LAR : 40% CIR	30%	£10,906,924	£945,719	£-3,266,071	£-3,330,979	£-4,912,638	£-6,493,915	
60% LAR : 40% CIR	35%	£11,225,741	£883,072	£-3,714,529	£-3,779,437	£-5,372,546	£-6,953,967	
60% LAR : 40% CIR	40%	£11,544,558	£820,425	£-4,163,087	£-4,227,995	£-5,832,454	£-7,414,019	
60% LAR : 40% CIR	45%	£11,863,375	£757,778	£-4,611,545	£-4,676,503	£-6,292,362	£-7,874,071	
60% LAR : 40% CIR	50%	£12,182,192	£695,131	£-5,060,003	£-5,124,961	£-6,752,270	£-8,334,123	

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 135 Flats

Value Area	Zone B - £1,300 psf
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No Units	135
Site Area	1.04 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£36,108,251	£30,555,375	£28,254,555	£26,188,251	£26,654,371	£25,120,491
60% LAR : 40% CIR	10%	£33,387,234	£27,974,285	£25,682,355	£23,618,304	£24,084,352	£22,560,399
60% LAR : 40% CIR	15%	£30,455,427	£25,380,417	£23,096,682	£21,030,884	£21,506,374	£19,985,883
60% LAR : 40% CIR	20%	£27,606,952	£22,773,893	£20,497,662	£18,432,054	£18,914,567	£17,384,787
60% LAR : 40% CIR	25%	£24,742,748	£20,154,836	£17,885,424	£15,820,086	£16,295,470	£14,759,445
60% LAR : 40% CIR	30%	£21,852,481	£17,523,961	£15,249,853	£13,263,607	£13,738,159	£12,199,872
60% LAR : 40% CIR	35%	£18,949,719	£14,879,595	£12,588,630	£10,522,537	£10,994,372	£9,466,208
60% LAR : 40% CIR	40%	£16,034,587	£12,201,740	£9,914,376	£8,848,411	£9,323,502	£7,798,359
60% LAR : 40% CIR	45%	£13,107,205	£9,510,389	£7,272,217	£7,161,902	£7,621,402	£6,076,078
60% LAR : 40% CIR	50%	£10,146,247	£6,806,881	£4,502,520	£4,435,751	£4,892,831	£3,349,912
60% LAR : 40% CIR	50%	£7,167,313	£4,070,051	£1,758,615	£1,691,916	£1,421,142	£-1,444,030

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£65,296,489	£70,849,355	£73,150,175	£73,216,480	£74,790,380	£76,284,240
60% LAR : 40% CIR	5%	£58,117,697	£63,630,448	£65,722,075	£65,786,426	£67,360,376	£68,844,332
60% LAR : 40% CIR	10%	£70,951,304	£76,024,314	£78,500,049	£78,564,399	£80,138,349	£81,622,305
60% LAR : 40% CIR	15%	£73,797,779	£78,830,838	£80,907,069	£80,971,419	£82,545,369	£84,029,325
60% LAR : 40% CIR	20%	£76,661,981	£81,249,895	£83,319,307	£83,383,657	£84,957,607	£86,441,563
60% LAR : 40% CIR	25%	£79,552,249	£83,661,369	£85,734,678	£85,799,028	£87,372,978	£88,856,934
60% LAR : 40% CIR	30%	£82,455,012	£86,076,136	£88,146,100	£88,210,450	£89,784,400	£91,268,356
60% LAR : 40% CIR	35%	£85,370,144	£88,490,291	£90,560,354	£90,624,704	£92,198,654	£93,682,610
60% LAR : 40% CIR	40%	£88,297,526	£90,906,263	£92,976,608	£93,040,958	£94,614,908	£96,098,864
60% LAR : 40% CIR	45%	£91,248,484	£93,324,580	£95,392,211	£95,456,561	£97,030,511	£98,514,467
60% LAR : 40% CIR	50%	£94,237,418	£95,744,880	£97,808,416	£97,872,766	£99,446,716	£100,930,672

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£23,277,210	£28,830,988	£31,130,908	£31,197,211	£32,771,091	£34,254,971
60% LAR : 40% CIR	5%	£26,098,227	£31,651,177	£33,951,097	£34,017,400	£35,591,280	£37,075,160
60% LAR : 40% CIR	10%	£28,932,035	£34,005,044	£36,288,790	£36,355,093	£37,825,383	£39,309,263
60% LAR : 40% CIR	15%	£31,778,510	£36,811,568	£38,627,799	£38,694,102	£40,195,403	£41,679,283
60% LAR : 40% CIR	20%	£34,642,712	£39,230,625	£41,060,007	£41,126,310	£42,599,324	£44,083,204
60% LAR : 40% CIR	25%	£37,532,880	£41,662,100	£43,496,006	£43,562,309	£44,509,245	£46,007,125
60% LAR : 40% CIR	30%	£40,435,743	£44,105,867	£45,932,005	£45,998,308	£47,421,166	£48,929,046
60% LAR : 40% CIR	35%	£43,350,875	£46,551,722	£48,377,985	£48,444,288	£49,333,087	£51,254,967
60% LAR : 40% CIR	40%	£46,278,257	£49,001,694	£50,824,045	£50,890,348	£51,747,008	£53,676,888
60% LAR : 40% CIR	45%	£49,230,214	£51,451,666	£53,270,102	£53,336,405	£54,750,929	£56,100,809
60% LAR : 40% CIR	50%	£52,238,149	£53,901,638	£55,716,159	£55,782,462	£56,854,850	£58,524,730

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,868,564	£11,419,240	£13,720,060	£13,786,363	£15,320,243	£16,854,124
60% LAR : 40% CIR	5%	£9,687,881	£14,000,311	£16,292,260	£16,358,563	£17,892,443	£19,426,324
60% LAR : 40% CIR	10%	£11,521,189	£16,584,188	£18,877,934	£18,944,237	£20,476,113	£22,010,004
60% LAR : 40% CIR	15%	£14,367,684	£19,200,722	£21,471,953	£21,538,256	£23,075,983	£24,610,874
60% LAR : 40% CIR	20%	£17,213,886	£21,819,360	£24,067,001	£24,133,304	£25,625,850	£27,159,745
60% LAR : 40% CIR	25%	£20,060,088	£24,438,000	£26,657,049	£26,723,352	£28,175,716	£29,709,621
60% LAR : 40% CIR	30%	£22,906,290	£27,056,638	£29,247,097	£29,313,400	£30,725,582	£32,253,497
60% LAR : 40% CIR	35%	£25,752,492	£29,675,276	£31,837,145	£31,903,448	£32,271,443	£34,797,372
60% LAR : 40% CIR	40%	£28,598,694	£32,293,914	£34,427,193	£34,493,496	£34,771,304	£37,341,247
60% LAR : 40% CIR	45%	£31,444,896	£34,912,552	£37,017,241	£37,083,544	£37,355,160	£40,885,122
60% LAR : 40% CIR	50%	£34,291,098	£37,531,190	£39,607,289	£39,673,592	£39,647,016	£43,429,004

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£14,714,868	£8,162,029	£6,881,209	£6,796,305	£5,261,025	£3,727,745
60% LAR : 40% CIR	5%	£11,983,888	£5,580,838	£4,293,009	£4,208,105	£2,655,006	£1,121,726
60% LAR : 40% CIR	10%	£9,060,081	£3,987,071	£1,703,336	£1,618,432	£1,105,028	£-1,407,463
60% LAR : 40% CIR	15%	£6,215,006	£1,380,547	£-895,884	£-980,980	£-476,779	£-938,059
60% LAR : 40% CIR	20%	£3,349,403	£-1,228,817	£-2,907,622	£-2,992,718	£-2,991,617	£-3,090,712
60% LAR : 40% CIR	25%	£459,135	£-3,869,585	£-6,143,494	£-6,228,590	£-6,227,686	£-6,312,782
60% LAR : 40% CIR	30%	£2,343,927	£-6,513,752	£-8,894,716	£-8,979,812	£-8,978,908	£-9,064,004
60% LAR : 40% CIR	35%	£3,359,759	£-9,161,609	£-11,678,970	£-11,764,066	£-11,763,162	£-11,848,258
60% LAR : 40% CIR	40%	£4,375,591	£-11,819,466	£-14,465,128	£-14,550,224	£-14,549,320	£-14,634,416
60% LAR : 40% CIR	45%	£5,391,423	£-14,467,323	£-17,251,290	£-17,336,386	£-17,335,482	£-17,420,578
60% LAR : 40% CIR	50%	£6,407,255	£-17,115,180	£-20,042,447	£-20,127,543	£-20,126,639	£-20,211,735

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone B - £900 psf
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No Units	150
Site Area	0.27 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£13,793,201	£7,889,829	£6,087,641	£5,011,778	£4,201,062	£2,390,344
60% LAR : 40% CIR	5%	£11,997,709	£8,354,356	£4,550,460	£4,474,888	£2,670,990	£887,053
60% LAR : 40% CIR	10%	£10,187,672	£4,795,824	£2,998,199	£2,922,891	£1,125,266	£-701,997
60% LAR : 40% CIR	15%	£8,363,223	£3,222,894	£1,430,997	£1,355,931	£-456,798	£-2,303,794
60% LAR : 40% CIR	20%	£6,524,465	£1,635,699	£-161,940	£-228,891	£-2,860,337	£-3,921,982
60% LAR : 40% CIR	25%	£4,682,329	£30,611	£-1,805,768	£-1,882,719	£-3,719,564	£-5,566,658
60% LAR : 40% CIR	30%	£2,773,580	£-1,632,379	£-3,464,969	£-3,441,745	£-5,385,527	£-7,246,078
60% LAR : 40% CIR	35%	£870,740	£-3,310,128	£-5,150,323	£-5,228,118	£-7,084,896	£-8,941,675
60% LAR : 40% CIR	40%	£-1,077,960	£-5,014,985	£-6,868,532	£-6,946,199	£-8,799,745	£-10,653,293
60% LAR : 40% CIR	45%	£-3,066,378	£-6,750,657	£-8,601,510	£-8,679,071	£-10,529,924	£-12,380,777
60% LAR : 40% CIR	50%	£-5,089,413	£-8,500,421	£-10,349,111	£-10,426,591	£-12,275,281	£-14,123,972

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£-128,8344	£-18,741,717	£-20,543,904	£-20,619,767	£-22,430,484	£-24,241,201
60% LAR : 40% CIR	5%	£-14,633,836	£-20,271,189	£-22,081,080	£-22,156,939	£-23,968,556	£-25,781,462
60% LAR : 40% CIR	10%	£-16,443,874	£-21,855,722	£-23,633,347	£-23,709,564	£-25,506,279	£-27,333,542
60% LAR : 40% CIR	15%	£-18,268,323	£-23,408,852	£-25,200,548	£-25,276,615	£-27,088,343	£-28,935,339
60% LAR : 40% CIR	20%	£-20,107,650	£-24,995,848	£-26,793,086	£-26,870,237	£-28,711,862	£-30,553,528
60% LAR : 40% CIR	25%	£-21,969,216	£-26,600,038	£-28,431,314	£-28,514,265	£-30,351,110	£-32,198,203
60% LAR : 40% CIR	30%	£-23,857,866	£-28,263,925	£-30,096,514	£-30,173,291	£-32,017,073	£-33,877,623
60% LAR : 40% CIR	35%	£-25,799,806	£-29,981,674	£-31,781,869	£-31,859,684	£-33,716,442	£-35,573,220
60% LAR : 40% CIR	40%	£-27,799,405	£-31,746,532	£-33,500,078	£-33,577,744	£-35,431,291	£-37,284,538
60% LAR : 40% CIR	45%	£-29,867,924	£-33,562,203	£-35,235,056	£-35,310,618	£-37,161,469	£-39,012,323
60% LAR : 40% CIR	50%	£-31,720,958	£-35,431,956	£-36,980,657	£-37,056,135	£-38,906,827	£-40,755,618

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£-1,802,899	£-7,708,353	£-9,598,540	£-9,584,403	£-11,395,120	£-13,205,838
60% LAR : 40% CIR	5%	£-3,598,473	£-9,241,626	£-11,045,725	£-11,031,265	£-12,905,192	£-14,720,899
60% LAR : 40% CIR	10%	£-5,408,510	£-10,800,358	£-12,597,983	£-12,573,290	£-14,470,916	£-16,288,179
60% LAR : 40% CIR	15%	£-7,232,959	£-12,373,288	£-14,165,189	£-14,140,251	£-16,052,979	£-17,899,075
60% LAR : 40% CIR	20%	£-9,071,657	£-13,968,468	£-15,751,722	£-15,726,873	£-17,676,518	£-19,516,164
60% LAR : 40% CIR	25%	£-10,933,852	£-15,585,571	£-17,401,650	£-17,376,901	£-19,316,746	£-21,152,380
60% LAR : 40% CIR	30%	£-12,822,602	£-17,228,581	£-19,061,150	£-19,037,627	£-20,981,709	£-22,842,260
60% LAR : 40% CIR	35%	£-14,729,442	£-18,906,310	£-20,746,505	£-20,723,500	£-22,681,079	£-24,573,996
60% LAR : 40% CIR	40%	£-17,709,405	£-20,611,156	£-22,464,714	£-22,442,381	£-24,405,927	£-26,249,474
60% LAR : 40% CIR	45%	£-18,662,560	£-22,348,839	£-24,197,622	£-24,175,253	£-26,126,105	£-27,976,959
60% LAR : 40% CIR	50%	£-20,699,598	£-24,096,602	£-25,945,203	£-25,922,773	£-27,671,463	£-29,720,184

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,769,565	£-3,133,808	£-4,988,995	£-5,011,938	£-6,822,375	£-8,633,292
60% LAR : 40% CIR	5%	£-3,598,473	£-9,241,626	£-11,045,725	£-11,031,265	£-12,905,192	£-14,720,899
60% LAR : 40% CIR	10%	£-5,408,510	£-10,800,358	£-12,597,983	£-12,573,290	£-14,470,916	£-16,288,179
60% LAR : 40% CIR	15%	£-7,232,959	£-12,373,288	£-14,165,189	£-14,140,251	£-16,052,979	£-17,899,075
60% LAR : 40% CIR	20%	£-9,071,657	£-13,968,468	£-15,751,722	£-15,726,873	£-17,676,518	£-19,516,164
60% LAR : 40% CIR	25%	£-10,933,852	£-15,585,571	£-17,401,650	£-17,376,901	£-19,316,746	£-21,152,380
60% LAR : 40% CIR	30%	£-12,822,602	£-17,228,581	£-19,061,150	£-19,037,627	£-20,981,709	£-22,842,260
60% LAR : 40% CIR	35%	£-14,729,442	£-18,906,310	£-20,746,505	£-20,723,500	£-22,681,079	£-24,573,996
60% LAR : 40% CIR	40%	£-17,709,405	£-20,611,156	£-22,464,714	£-22,442,381	£-24,405,927	£-26,249,474
60% LAR : 40% CIR	45%	£-18,662,560	£-22,348,839	£-24,197,622	£-24,175,253	£-26,126,105	£-27,976,959
60% LAR : 40% CIR	50%	£-20,699,598	£-24,096,602	£-25,945,203	£-25,922,773	£-27,671,463	£-29,720,184

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,174,747	£2,211,374	£68,187	£583,324	£177,889	£-226,112
60% LAR : 40% CIR	5%	£2,379,264	£-9,099,293	£-9,473,177	£-9,548,792	£-9,862,647	£-10,156,563
60% LAR : 40% CIR	10%	£4,569,217	£-8,822,831	£-2,820,250	£-2,895,563	£-4,493,188	£-5,320,452
60% LAR : 40% CIR	15%	£2,744,768	£-2,995,961	£-4,187,487	£-4,262,524	£-6,075,292	£-7,022,248
60% LAR : 40% CIR	20%	£-908,041	£-5,992,755	£-7,791,095	£-7,866,146	£-9,698,791	£-10,540,437
60% LAR : 40% CIR	25%	£-496,125	£-5,587,844	£-7,424,223	£-7,501,714	£-9,338,019	£-10,185,112
60% LAR : 40% CIR	30%	£-844,875	£-7,250,834	£-9,083,423	£-9,160,290	£-11,003,982	£-12,894,532
60% LAR : 40% CIR	35%	£-1,167,716	£-8,928,853	£-10,768,778	£-10,846,573	£-12,703,351	£-14,660,789
60% LAR : 40% CIR	40%	£-1,696,415	£-10,633,441	£-12,498,987	£-12,584,653	£-14,418,200	£-16,217,747
60% LAR : 40% CIR	45%	£-2,484,833	£-12,369,112	£-14,210,969	£-14,297,522	£-16,148,376	£-17,999,232
60% LAR : 40% CIR	50%	£-3,627,897	£-14,116,876	£-15,967,586	£-16,045,945	£-17,899,736	£-19,742,427

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone B - £950 psf
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No Units	150
Site Area	0.27 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£17,208,093	£11,284,860	£9,501,356	£9,426,633	£7,641,890	£5,830,963
60% LAR - 40% CIR	5%	£15,257,853	£9,567,895	£7,811,109	£7,736,611	£5,939,578	£4,135,881
60% LAR - 40% CIR	10%	£13,292,686	£7,876,618	£6,094,756	£6,019,449	£4,221,824	£2,424,199
60% LAR - 40% CIR	15%	£11,295,893	£6,147,420	£4,365,524	£4,290,457	£2,488,561	£696,665
60% LAR - 40% CIR	20%	£9,284,656	£4,388,194	£2,621,489	£2,546,640	£739,933	£-1,085,385
60% LAR - 40% CIR	25%	£7,259,273	£2,614,838	£882,790	£832,790	£1,060,254	£-2,897,100
60% LAR - 40% CIR	30%	£5,219,879	£827,483	£-982,946	£-1,059,723	£-2,892,312	£-4,724,902
60% LAR - 40% CIR	35%	£3,143,483	£-1,005,392	£-2,834,265	£-2,910,880	£-4,741,631	£-6,586,410
60% LAR - 40% CIR	40%	£1,061,892	£-2,874,993	£-4,705,619	£-4,783,185	£-6,636,732	£-8,490,278
60% LAR - 40% CIR	45%	£-1,084,527	£-4,767,895	£-6,618,747	£-6,696,308	£-8,547,161	£-10,398,014
60% LAR - 40% CIR	50%	£-3,267,219	£-6,697,908	£-8,546,599	£-8,624,078	£-10,472,769	£-12,321,460

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,423,453	£-15,346,886	£-17,130,190	£-17,204,312	£-18,989,885	£-20,800,582
60% LAR - 40% CIR	5%	£11,073,893	£-17,943,658	£-19,806,437	£-19,884,674	£-21,766,842	£-22,495,365
60% LAR - 40% CIR	10%	£-2,303,495	£-18,754,928	£-20,536,780	£-20,612,097	£-22,499,722	£-24,207,347
60% LAR - 40% CIR	15%	£-15,335,653	£-20,484,123	£-22,276,022	£-22,351,088	£-24,142,985	£-25,934,881
60% LAR - 40% CIR	20%	£-17,348,890	£-22,243,351	£-24,030,058	£-24,104,506	£-25,891,612	£-27,716,030
60% LAR - 40% CIR	25%	£-19,372,273	£-24,016,107	£-25,788,756	£-25,863,412	£-27,661,980	£-29,526,646
60% LAR - 40% CIR	30%	£-21,411,667	£-25,804,062	£-27,614,492	£-27,691,268	£-29,523,858	£-31,356,447
60% LAR - 40% CIR	35%	£-23,488,062	£-27,636,938	£-29,465,810	£-29,542,436	£-31,373,177	£-33,229,955
60% LAR - 40% CIR	40%	£-25,579,684	£-29,529,128	£-31,437,065	£-31,514,130	£-33,383,217	£-35,121,625
60% LAR - 40% CIR	45%	£-27,716,072	£-31,399,440	£-33,290,293	£-33,327,853	£-35,178,706	£-37,029,560
60% LAR - 40% CIR	50%	£-29,896,765	£-33,329,454	£-35,178,144	£-35,255,624	£-37,104,315	£-38,953,005

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,611,911	£-4,311,322	£-6,094,826	£-6,169,549	£-7,954,502	£-9,765,218
60% LAR - 40% CIR	5%	£-1,458,828	£-17,943,658	£-19,785,073	£-19,863,542	£-21,655,624	£-23,460,591
60% LAR - 40% CIR	10%	£-2,303,495	£-17,719,564	£-19,504,426	£-19,576,733	£-21,374,358	£-23,171,983
60% LAR - 40% CIR	15%	£-4,300,289	£-19,448,762	£-21,240,658	£-21,315,724	£-23,107,621	£-24,899,517
60% LAR - 40% CIR	20%	£-6,311,658	£-21,207,661	£-22,984,693	£-23,060,542	£-24,802,349	£-26,661,561
60% LAR - 40% CIR	25%	£-8,336,808	£-22,981,344	£-24,763,392	£-24,838,046	£-26,556,436	£-28,463,252
60% LAR - 40% CIR	30%	£-10,376,303	£-24,768,698	£-26,579,128	£-26,655,504	£-28,408,494	£-30,321,083
60% LAR - 40% CIR	35%	£-12,432,699	£-26,581,574	£-28,430,447	£-28,507,072	£-30,337,813	£-32,194,591
60% LAR - 40% CIR	40%	£-14,544,329	£-28,430,701	£-30,301,701	£-30,378,366	£-32,232,914	£-34,096,461
60% LAR - 40% CIR	45%	£-16,680,709	£-30,304,076	£-32,214,929	£-32,292,490	£-34,143,343	£-35,994,106
60% LAR - 40% CIR	50%	£-18,863,401	£-32,204,090	£-34,142,781	£-34,220,260	£-36,068,951	£-37,917,642

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,184,256	£-2,611,224	£-4,522,281	£-4,597,003	£-6,381,956	£-8,182,673
60% LAR - 40% CIR	5%	£4,233,916	£-3,003,391	£-4,912,609	£-4,986,965	£-6,766,059	£-8,567,365
60% LAR - 40% CIR	10%	£2,269,050	£-3,147,019	£-4,928,880	£-5,004,188	£-6,801,813	£-8,599,438
60% LAR - 40% CIR	15%	£272,256	£-4,876,216	£-6,668,112	£-6,743,179	£-8,535,075	£-10,326,972
60% LAR - 40% CIR	20%	£-1,989,981	£-6,655,442	£-8,422,147	£-8,496,997	£-10,283,763	£-12,109,021
60% LAR - 40% CIR	25%	£-3,764,364	£-8,408,798	£-10,190,646	£-10,265,503	£-12,083,891	£-13,920,737
60% LAR - 40% CIR	30%	£-5,603,758	£-10,196,153	£-12,008,582	£-12,083,359	£-13,915,948	£-15,748,538
60% LAR - 40% CIR	35%	£-7,500,153	£-12,009,028	£-13,857,801	£-13,934,527	£-15,785,266	£-17,622,046
60% LAR - 40% CIR	40%	£-9,471,775	£-13,858,219	£-15,729,155	£-15,808,521	£-17,690,388	£-19,513,916
60% LAR - 40% CIR	45%	£-11,508,163	£-15,791,531	£-17,642,384	£-17,719,944	£-19,570,797	£-21,421,651
60% LAR - 40% CIR	50%	£-13,590,859	£-17,721,845	£-19,570,236	£-19,647,715	£-21,496,406	£-23,345,086

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,489,638	£3,089,405	£3,882,291	£3,958,719	£2,023,226	£272,539
60% LAR - 40% CIR	5%	£9,639,098	£3,869,440	£2,162,854	£2,188,217	£321,123	£-1,862,774
60% LAR - 40% CIR	10%	£7,674,232	£2,258,163	£476,302	£400,994	£-1,396,631	£-3,194,256
60% LAR - 40% CIR	15%	£5,677,438	£528,960	£-1,262,931	£-1,337,997	£-3,129,894	£-4,521,790
60% LAR - 40% CIR	20%	£3,669,201	£-1,390,899	£-2,619,865	£-2,694,615	£-4,074,521	£-5,403,839
60% LAR - 40% CIR	25%	£1,640,818	£-3,003,816	£-4,785,685	£-4,860,251	£-6,678,709	£-8,515,555
60% LAR - 40% CIR	30%	£-938,576	£-4,790,971	£-6,691,401	£-6,766,177	£-8,510,787	£-10,343,356
60% LAR - 40% CIR	35%	£-2,014,911	£-6,623,847	£-8,642,720	£-8,717,345	£-10,560,996	£-12,216,864
60% LAR - 40% CIR	40%	£-4,069,503	£-8,493,038	£-10,323,974	£-10,401,639	£-12,256,196	£-14,108,734
60% LAR - 40% CIR	45%	£-6,102,981	£-10,386,340	£-12,207,202	£-12,274,763	£-14,165,615	£-16,016,469
60% LAR - 40% CIR	50%	£-8,205,674	£-12,216,963	£-14,165,094	£-14,242,833	£-16,081,264	£-17,938,914

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone B - £1,000 psf
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No Units	150
Site Area	0.27 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£20,618,221	£14,879,891	£12,896,387	£12,821,664	£11,038,160	£9,254,656
60% LAR - 40% CIR	10%	£18,497,175	£12,813,174	£11,036,388	£10,961,951	£9,185,166	£7,404,269
60% LAR - 40% CIR	15%	£16,361,802	£10,932,146	£9,161,538	£9,087,362	£7,316,753	£5,520,756
60% LAR - 40% CIR	20%	£14,212,236	£9,036,936	£7,271,970	£7,198,032	£5,413,088	£3,621,191
60% LAR - 40% CIR	25%	£12,044,616	£7,127,677	£5,363,984	£5,279,135	£3,492,429	£1,705,723
60% LAR - 40% CIR	30%	£9,866,924	£5,195,303	£3,413,254	£3,336,697	£1,565,549	£-237,790
60% LAR - 40% CIR	35%	£7,635,019	£3,235,916	£1,457,997	£1,383,510	£-410,289	£-2,242,879
60% LAR - 40% CIR	40%	£5,409,237	£1,262,665	£-529,530	£-606,155	£-2,436,028	£-4,263,901
60% LAR - 40% CIR	45%	£3,149,779	£-747,134	£-2,672,824	£-2,649,293	£-4,475,014	£-6,327,295
60% LAR - 40% CIR	50%	£869,510	£-2,807,629	£-4,635,984	£-4,713,545	£-6,564,368	£-8,415,252
60% LAR - 40% CIR	50%	£-1,465,537	£-4,895,397	£-6,744,088	£-6,821,567	£-8,670,258	£-10,518,949

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£5,013,324	£-11,961,854	£-13,735,189	£-13,899,881	£-15,593,385	£-17,376,889
60% LAR - 40% CIR	5%	£3,134,970	£-10,919,371	£-12,665,167	£-12,830,265	£-14,446,361	£-16,227,277
60% LAR - 40% CIR	10%	£1,020,743	£-9,699,309	£-10,470,608	£-10,544,184	£-12,134,792	£-13,881,700
60% LAR - 40% CIR	15%	£-12,410,310	£-17,594,600	£-19,359,575	£-19,433,513	£-21,218,458	£-23,010,354
60% LAR - 40% CIR	20%	£-14,586,729	£-19,930,869	£-21,277,561	£-21,352,411	£-23,139,116	£-24,925,822
60% LAR - 40% CIR	25%	£-16,724,622	£-21,639,243	£-23,118,292	£-23,193,468	£-25,074,988	£-26,869,336
60% LAR - 40% CIR	30%	£-18,996,527	£-23,395,620	£-25,173,548	£-25,248,035	£-27,041,835	£-28,874,424
60% LAR - 40% CIR	35%	£-21,222,309	£-25,368,880	£-27,161,075	£-27,237,701	£-29,068,574	£-30,895,446
60% LAR - 40% CIR	40%	£-23,481,705	£-27,319,680	£-29,204,370	£-29,280,969	£-31,106,569	£-32,959,810
60% LAR - 40% CIR	45%	£-25,762,035	£-29,439,175	£-31,267,530	£-31,345,091	£-33,195,943	£-35,046,797
60% LAR - 40% CIR	50%	£-28,097,082	£-31,526,942	£-33,375,633	£-33,453,113	£-35,301,693	£-37,150,456

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£5,022,039	£916,291	£-2,699,795	£-2,774,517	£-4,558,021	£-6,341,526
60% LAR - 40% CIR	5%	£2,800,903	£-1,619,371	£-3,659,765	£-3,734,291	£-5,411,017	£-7,197,813
60% LAR - 40% CIR	10%	£765,620	£-3,684,036	£-4,634,644	£-4,709,620	£-6,279,429	£-8,075,426
60% LAR - 40% CIR	15%	£-1,383,946	£-5,559,245	£-6,324,212	£-6,399,180	£-8,183,094	£-10,074,991
60% LAR - 40% CIR	20%	£-3,561,665	£-7,469,585	£-8,942,097	£-9,017,047	£-10,932,762	£-12,899,458
60% LAR - 40% CIR	25%	£-5,749,258	£-10,400,879	£-12,182,928	£-12,257,584	£-14,039,633	£-16,033,972
60% LAR - 40% CIR	30%	£-7,961,163	£-12,360,265	£-14,138,184	£-14,212,671	£-16,006,471	£-17,839,061
60% LAR - 40% CIR	35%	£-10,195,945	£-14,333,616	£-16,125,712	£-16,200,237	£-18,031,210	£-19,860,083
60% LAR - 40% CIR	40%	£-12,446,403	£-16,343,916	£-18,169,006	£-18,243,605	£-20,071,185	£-21,924,447
60% LAR - 40% CIR	45%	£-14,726,672	£-18,403,811	£-20,232,166	£-20,306,727	£-22,160,580	£-24,011,433
60% LAR - 40% CIR	50%	£-17,981,719	£-20,481,839	£-22,340,289	£-22,414,749	£-24,268,440	£-26,115,130

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£9,594,285	£3,656,255	£1,872,751	£1,788,028	£1,424,324	£1,788,980
60% LAR - 40% CIR	5%	£7,413,930	£1,799,638	£12,762	£11,895	£1,036,162	£5,019,395
60% LAR - 40% CIR	10%	£5,338,166	£91,490	£-1,862,099	£-1,936,275	£-3,706,883	£-5,502,880
60% LAR - 40% CIR	15%	£3,188,599	£-1,996,700	£-3,781,696	£-3,825,694	£-5,610,549	£-7,402,445
60% LAR - 40% CIR	20%	£1,021,180	£-3,869,960	£-5,699,662	£-5,744,593	£-7,531,207	£-9,317,813
60% LAR - 40% CIR	25%	£-1,116,713	£-5,828,334	£-7,610,383	£-7,685,039	£-9,467,087	£-11,261,427
60% LAR - 40% CIR	30%	£-3,389,817	£-7,787,720	£-9,565,639	£-9,640,126	£-11,433,926	£-13,266,515
60% LAR - 40% CIR	35%	£-5,614,668	£-9,760,911	£-11,553,166	£-11,628,780	£-13,488,664	£-15,297,537
60% LAR - 40% CIR	40%	£-7,873,857	£-11,770,771	£-13,586,461	£-13,672,560	£-15,498,650	£-17,350,901
60% LAR - 40% CIR	45%	£-10,154,126	£-13,831,266	£-15,659,621	£-15,737,181	£-17,588,034	£-19,438,888
60% LAR - 40% CIR	50%	£-12,489,173	£-15,919,933	£-17,767,724	£-17,845,203	£-19,693,894	£-21,542,585

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£16,999,766	£9,067,437	£7,277,933	£7,203,210	£5,419,706	£3,636,202
60% LAR - 40% CIR	5%	£12,878,721	£7,194,720	£5,417,934	£5,343,486	£3,565,710	£1,785,614
60% LAR - 40% CIR	10%	£10,743,348	£5,313,692	£3,543,083	£3,468,907	£1,698,299	£-97,699
60% LAR - 40% CIR	15%	£8,593,781	£3,418,462	£1,623,516	£1,579,578	£-905,367	£-1,997,263
60% LAR - 40% CIR	20%	£6,426,362	£1,509,222	£-69,691	£-76,924	£-2,120,025	£-3,912,731
60% LAR - 40% CIR	25%	£4,228,469	£-423,152	£-2,205,201	£-2,279,657	£-4,061,905	£-5,856,245
60% LAR - 40% CIR	30%	£2,016,564	£-2,392,038	£-4,190,487	£-4,234,944	£-6,029,744	£-7,961,334
60% LAR - 40% CIR	35%	£-28,818	£-4,365,193	£-6,167,964	£-6,224,610	£-8,052,463	£-9,952,355
60% LAR - 40% CIR	40%	£-2,468,675	£-6,365,589	£-8,191,279	£-8,267,776	£-10,083,468	£-12,045,719
60% LAR - 40% CIR	45%	£-4,748,944	£-8,426,084	£-10,254,439	£-10,332,020	£-12,182,852	£-14,033,706
60% LAR - 40% CIR	50%	£-7,083,661	£-10,413,651	£-12,369,242	£-12,446,622	£-14,289,732	£-16,137,469

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone B - £1,050 psf
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No Units	150
Site Area	0.27 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£24,026,351	£18,046,722	£16,290,023	£16,216,423	£14,433,192	£12,649,687
60% LAR : 40% CIR	5%	£21,786,797	£16,027,780	£14,281,688	£14,187,230	£12,410,444	£10,533,658
60% LAR : 40% CIR	10%	£19,430,918	£13,987,674	£12,217,065	£12,142,889	£10,372,281	£8,601,672
60% LAR : 40% CIR	15%	£17,110,845	£11,922,713	£10,157,747	£10,083,808	£8,318,843	£6,545,717
60% LAR : 40% CIR	20%	£14,776,707	£9,843,702	£8,083,848	£8,010,123	£6,244,925	£4,458,218
60% LAR : 40% CIR	25%	£12,428,638	£7,750,771	£6,003,718	£5,919,082	£4,137,014	£2,554,965
60% LAR : 40% CIR	30%	£10,050,160	£5,644,053	£3,866,430	£3,791,945	£2,014,024	£235,550
60% LAR : 40% CIR	35%	£7,651,867	£3,499,068	£1,724,755	£1,650,415	£-130,293	£-1,959,166
60% LAR : 40% CIR	40%	£5,209,629	£1,340,054	£-445,377	£-520,875	£-2,347,565	£-4,173,296
60% LAR : 40% CIR	45%	£2,792,602	£-857,468	£-2,680,505	£-2,756,900	£-4,581,636	£-6,432,489
60% LAR : 40% CIR	50%	£323,822	£-3,109,131	£-4,941,576	£-5,019,056	£-6,867,746	£-8,716,437

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,803,195	£8,584,824	£10,341,523	£10,415,123	£12,198,354	£13,981,859
60% LAR : 40% CIR	5%	£4,694,748	£10,603,705	£12,369,878	£12,444,475	£14,221,901	£16,007,387
60% LAR : 40% CIR	10%	£7,200,627	£12,643,672	£14,414,480	£14,488,686	£16,259,268	£18,029,873
60% LAR : 40% CIR	15%	£9,520,701	£14,708,632	£16,473,799	£16,547,738	£18,312,703	£20,085,828
60% LAR : 40% CIR	20%	£11,854,638	£16,787,844	£18,547,698	£18,621,422	£20,386,921	£22,173,327
60% LAR : 40% CIR	25%	£14,202,907	£18,881,174	£20,637,627	£20,712,483	£22,464,532	£24,276,530
60% LAR : 40% CIR	30%	£16,581,385	£20,987,492	£22,765,115	£22,839,601	£24,617,521	£26,395,995
60% LAR : 40% CIR	35%	£18,979,679	£23,132,478	£24,906,791	£24,981,131	£26,761,838	£28,500,711
60% LAR : 40% CIR	40%	£21,391,717	£25,291,461	£27,076,923	£27,151,420	£28,903,110	£30,604,601
60% LAR : 40% CIR	45%	£23,838,944	£27,489,014	£29,312,051	£29,386,446	£31,213,181	£33,064,034
60% LAR : 40% CIR	50%	£26,307,723	£29,749,676	£31,573,122	£31,650,601	£33,499,292	£35,347,983

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,432,169	£2,450,540	£693,841	£620,241	£-182,990	£-29,485
60% LAR : 40% CIR	5%	£8,140,915	£431,559	£-1,848,861	£-1,848,861	£-1,853,738	£-1,853,738
60% LAR : 40% CIR	10%	£3,834,796	£-1,808,508	£-3,379,117	£-3,453,292	£-5,223,901	£-6,994,510
60% LAR : 40% CIR	15%	£1,514,663	£-3,873,469	£-5,438,435	£-5,512,374	£-7,277,339	£-9,050,465
60% LAR : 40% CIR	20%	£-816,816	£-5,152,480	£-7,512,554	£-7,586,660	£-9,351,281	£-11,113,963
60% LAR : 40% CIR	25%	£-3,167,544	£-7,545,410	£-9,602,464	£-9,677,120	£-11,459,188	£-13,241,216
60% LAR : 40% CIR	30%	£-5,546,022	£-9,952,128	£-11,729,751	£-11,804,237	£-13,582,157	£-15,360,632
60% LAR : 40% CIR	35%	£-7,944,315	£-12,597,114	£-13,871,427	£-13,945,767	£-15,726,475	£-17,655,348
60% LAR : 40% CIR	40%	£-10,391,717	£-15,426,128	£-16,041,699	£-16,115,607	£-17,963,747	£-19,766,436
60% LAR : 40% CIR	45%	£-12,803,580	£-18,453,650	£-18,276,687	£-18,350,082	£-20,177,818	£-22,028,670
60% LAR : 40% CIR	50%	£-16,292,859	£-21,795,312	£-20,587,758	£-20,615,238	£-22,463,928	£-24,312,619

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£13,004,714	£7,023,086	£5,266,386	£5,192,786	£3,409,555	£1,626,050
60% LAR : 40% CIR	5%	£10,713,161	£5,004,144	£3,239,031	£3,163,594	£1,396,608	£898,976
60% LAR : 40% CIR	10%	£8,407,282	£2,964,038	£1,193,429	£1,119,253	£-661,358	£-4,221,964
60% LAR : 40% CIR	15%	£6,087,208	£999,077	£-895,890	£-939,829	£-2,704,794	£-4,477,619
60% LAR : 40% CIR	20%	£3,753,071	£-1,192,690	£-3,059,189	£-3,013,513	£-4,778,112	£-6,365,418
60% LAR : 40% CIR	25%	£1,405,002	£-2,272,605	£-5,029,918	£-5,104,574	£-6,886,623	£-8,688,671
60% LAR : 40% CIR	30%	£-973,476	£-3,379,583	£-7,157,208	£-7,231,692	£-9,009,612	£-10,789,088
60% LAR : 40% CIR	35%	£-3,307,070	£-4,524,650	£-9,266,982	£-9,373,222	£-11,183,669	£-13,002,692
60% LAR : 40% CIR	40%	£-5,783,808	£-5,683,582	£-11,469,013	£-11,545,511	£-13,371,201	£-15,196,892
60% LAR : 40% CIR	45%	£-8,231,035	£-11,881,105	£-13,704,142	£-13,780,537	£-15,605,272	£-17,456,125
60% LAR : 40% CIR	50%	£-10,699,814	£-18,132,767	£-16,985,213	£-16,942,692	£-17,891,383	£-19,740,074

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£18,869,896	£12,425,297	£10,671,366	£10,597,968	£8,974,737	£7,037,232
60% LAR : 40% CIR	5%	£16,318,342	£10,409,326	£8,643,219	£8,568,776	£6,971,890	£5,015,204
60% LAR : 40% CIR	10%	£13,812,464	£8,369,219	£6,598,611	£6,524,435	£4,753,826	£2,983,218
60% LAR : 40% CIR	15%	£11,492,390	£6,304,259	£4,539,292	£4,465,353	£2,700,388	£927,263
60% LAR : 40% CIR	20%	£9,158,253	£4,225,247	£2,465,393	£2,391,669	£626,470	£-116,246
60% LAR : 40% CIR	25%	£6,810,184	£2,132,317	£375,264	£300,607	£-481,441	£-3,263,489
60% LAR : 40% CIR	30%	£4,431,706	£25,509	£-1,782,024	£-1,898,510	£-3,604,430	£-5,382,604
60% LAR : 40% CIR	35%	£2,033,412	£-1,190,987	£-3,893,700	£-3,988,940	£-5,146,148	£-7,077,600
60% LAR : 40% CIR	40%	£-378,626	£-4,278,400	£-6,063,831	£-6,140,329	£-7,966,019	£-9,791,711
60% LAR : 40% CIR	45%	£-2,825,853	£-6,475,923	£-8,298,960	£-8,375,355	£-10,200,000	£-12,050,943
60% LAR : 40% CIR	50%	£-5,494,632	£-8,723,645	£-10,669,031	£-10,637,619	£-12,486,291	£-14,334,892

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats	
No Units	150
Site Area	0.27 Ha

Value Area	Zone B - £1,100 psf
Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£27,407,630	£21,402,322	£19,645,622	£19,572,022	£17,815,323	£16,044,718
60% LAR - 40% CIR	5%	£24,962,975	£19,215,600	£17,465,518	£17,392,190	£15,635,724	£13,868,938
60% LAR - 40% CIR	10%	£22,500,035	£17,014,782	£15,270,784	£15,197,722	£13,427,809	£11,657,201
60% LAR - 40% CIR	15%	£20,009,455	£14,799,995	£13,043,524	£12,969,585	£11,204,619	£9,439,653
60% LAR - 40% CIR	20%	£17,504,811	£12,559,726	£10,798,873	£10,726,148	£8,988,285	£7,206,441
60% LAR - 40% CIR	25%	£14,986,235	£10,297,044	£8,541,778	£8,468,244	£6,712,978	£4,935,429
60% LAR - 40% CIR	30%	£12,453,857	£8,020,576	£6,269,376	£6,196,009	£4,422,457	£2,644,538
60% LAR - 40% CIR	35%	£9,894,487	£5,730,449	£3,961,157	£3,886,817	£2,112,503	£338,189
60% LAR - 40% CIR	40%	£7,309,949	£3,404,425	£1,633,200	£1,558,962	£-220,117	£-234,937
60% LAR - 40% CIR	45%	£4,711,788	£1,059,782	£-730,344	£-806,739	£-2,629,776	£-4,452,813
60% LAR - 40% CIR	50%	£2,072,087	£-1,336,257	£-3,157,164	£-3,233,479	£-5,065,235	£-6,913,926

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£776,085	£-229,223	£-8,985,923	£-7,959,523	£-9,818,222	£-10,598,827
60% LAR - 40% CIR	5%	£3,989,971	£7,415,945	£8,166,368	£8,233,347	£10,895,862	£12,712,088
60% LAR - 40% CIR	10%	£4,131,511	£9,616,784	£11,360,762	£11,433,823	£13,203,736	£14,974,345
60% LAR - 40% CIR	15%	£-6,822,091	£-11,831,550	£-13,688,022	£-13,681,961	£-15,426,926	£-17,191,892
60% LAR - 40% CIR	20%	£3,126,735	£-14,971,819	£-15,831,973	£-15,995,398	£-18,698,290	£-19,425,104
60% LAR - 40% CIR	25%	£-11,645,311	£-16,534,021	£-18,689,767	£-18,163,301	£-20,914,867	£-21,006,116
60% LAR - 40% CIR	30%	£-14,177,688	£-18,810,970	£-20,362,180	£-20,435,536	£-22,209,088	£-23,987,007
60% LAR - 40% CIR	35%	£-16,737,049	£-20,961,096	£-22,679,388	£-22,744,728	£-24,519,042	£-26,293,357
60% LAR - 40% CIR	40%	£-19,321,497	£-23,227,120	£-24,996,346	£-25,072,963	£-26,811,663	£-28,671,053
60% LAR - 40% CIR	45%	£-21,910,758	£-25,571,764	£-27,361,800	£-27,438,285	£-29,261,321	£-31,084,358
60% LAR - 40% CIR	50%	£-24,550,459	£-27,937,802	£-29,788,709	£-29,865,024	£-31,690,781	£-33,545,471

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,811,449	£5,806,141	£4,049,440	£3,975,840	£2,219,141	£448,536
60% LAR - 40% CIR	5%	£3,368,993	£3,619,418	£1,963,336	£1,798,017	£39,524	£-119,258
60% LAR - 40% CIR	10%	£6,903,853	£1,418,600	£-325,308	£-368,469	£-2,168,972	£-3,936,981
60% LAR - 40% CIR	15%	£4,413,273	£-786,187	£-2,562,658	£-2,626,597	£-4,391,563	£-6,156,529
60% LAR - 40% CIR	20%	£1,958,629	£-3,056,455	£-4,766,368	£-4,870,094	£-6,030,887	£-6,988,741
60% LAR - 40% CIR	25%	£-909,847	£-5,269,137	£-7,054,403	£-7,127,938	£-8,883,204	£-10,660,753
60% LAR - 40% CIR	30%	£-3,142,326	£-7,575,606	£-9,326,806	£-9,400,172	£-11,173,724	£-12,951,643
60% LAR - 40% CIR	35%	£-5,701,985	£-9,865,752	£-11,636,025	£-11,709,365	£-13,488,679	£-15,257,993
60% LAR - 40% CIR	40%	£-8,321,497	£-12,117,757	£-13,962,962	£-14,037,200	£-15,816,298	£-17,641,989
60% LAR - 40% CIR	45%	£-10,884,364	£-14,336,400	£-16,326,526	£-16,402,921	£-18,225,958	£-20,048,995
60% LAR - 40% CIR	50%	£-13,524,095	£-16,592,439	£-18,783,346	£-18,859,681	£-20,661,437	£-22,816,108

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£16,383,994	£10,378,698	£8,627,386	£8,548,386	£6,797,887	£5,027,082
60% LAR - 40% CIR	5%	£3,938,938	£3,619,418	£1,963,336	£1,798,017	£4,612,097	£2,635,301
60% LAR - 40% CIR	10%	£11,476,399	£5,991,145	£4,247,148	£4,174,086	£2,404,173	£633,564
60% LAR - 40% CIR	15%	£8,985,818	£3,776,359	£2,019,887	£1,945,948	£180,983	£-1,983,883
60% LAR - 40% CIR	20%	£4,861,174	£1,538,090	£-228,764	£-299,486	£-987,248	£-1,313,195
60% LAR - 40% CIR	25%	£3,962,598	£-726,592	£-2,481,858	£-2,555,392	£-4,310,658	£-6,088,207
60% LAR - 40% CIR	30%	£1,430,221	£-3,003,061	£-4,754,280	£-4,827,627	£-6,601,179	£-8,379,098
60% LAR - 40% CIR	35%	£-1,143,188	£-5,263,187	£-7,062,499	£-7,136,819	£-8,911,133	£-10,688,446
60% LAR - 40% CIR	40%	£-3,144,588	£-7,619,211	£-9,390,437	£-9,464,654	£-11,248,254	£-13,029,444
60% LAR - 40% CIR	45%	£-5,311,849	£-9,963,855	£-11,763,980	£-11,838,375	£-13,653,412	£-15,476,449
60% LAR - 40% CIR	50%	£-7,661,580	£-12,389,893	£-14,180,800	£-14,257,115	£-16,088,871	£-17,937,962

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£21,789,176	£15,753,868	£14,027,788	£13,953,386	£12,186,888	£10,426,263
60% LAR - 40% CIR	5%	£19,344,120	£13,597,146	£11,847,063	£11,773,744	£10,017,269	£8,260,483
60% LAR - 40% CIR	10%	£16,881,580	£11,396,327	£9,652,329	£9,579,268	£7,809,355	£6,038,746
60% LAR - 40% CIR	15%	£14,391,000	£9,181,541	£7,425,069	£7,351,130	£5,586,165	£3,821,189
60% LAR - 40% CIR	20%	£11,898,356	£6,941,772	£5,181,418	£5,107,693	£3,341,941	£1,587,987
60% LAR - 40% CIR	25%	£9,367,780	£4,678,590	£2,923,324	£2,849,790	£1,094,524	£-683,025
60% LAR - 40% CIR	30%	£6,835,403	£2,402,121	£650,922	£577,555	£-1,199,997	£-2,973,916
60% LAR - 40% CIR	35%	£4,270,043	£111,995	£-887,867	£-974,891	£-2,505,462	£-4,280,295
60% LAR - 40% CIR	40%	£1,691,494	£-2,114,609	£-3,985,255	£-4,059,472	£-5,838,572	£-7,664,262
60% LAR - 40% CIR	45%	£-998,667	£-4,558,673	£-6,348,799	£-6,425,194	£-8,248,231	£-10,071,267
60% LAR - 40% CIR	50%	£-3,446,368	£-6,954,711	£-9,776,818	£-9,851,953	£-10,983,696	£-12,932,980

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats	
No Units	150
Site Area	0.27 Ha

Value Area	Zone B - £1,150 psf
Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£30,783,850	£24,757,923	£23,001,223	£22,927,623	£21,170,922	£19,414,223
60% LAR : 40% CIR	10%	£26,169,984	£22,403,421	£20,663,338	£20,580,020	£18,829,036	£17,079,832
60% LAR : 40% CIR	15%	£25,542,007	£20,034,822	£18,290,823	£18,217,763	£16,473,765	£14,712,728
60% LAR : 40% CIR	20%	£22,900,049	£17,652,255	£15,913,815	£15,840,988	£14,090,395	£12,325,430
60% LAR : 40% CIR	25%	£20,232,914	£15,255,850	£13,515,898	£13,442,174	£11,682,330	£9,922,466
60% LAR : 40% CIR	30%	£17,543,831	£12,843,318	£11,088,052	£11,014,518	£9,259,251	£7,503,986
60% LAR : 40% CIR	35%	£14,840,947	£10,397,096	£8,645,897	£8,572,530	£6,821,331	£5,062,971
60% LAR : 40% CIR	40%	£12,124,393	£7,937,220	£6,189,571	£6,116,349	£4,346,905	£2,574,591
60% LAR : 40% CIR	45%	£9,380,099	£5,463,815	£3,697,571	£3,623,354	£1,852,128	£90,414
60% LAR : 40% CIR	50%	£6,609,398	£2,952,122	£1,183,470	£1,109,354	£-679,615	£-2,502,652
60% LAR : 40% CIR	50%	£3,820,351	£421,981	£-1,384,290	£-1,460,605	£-3,281,512	£-5,111,414

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,152,305	£1,873,623	£3,630,323	£3,703,923	£5,460,623	£7,217,322
60% LAR : 40% CIR	5%	£1,538,438	£4,628,124	£5,976,205	£6,051,585	£7,811,610	£9,561,693
60% LAR : 40% CIR	10%	£1,089,538	£5,586,723	£6,340,722	£6,413,783	£8,157,781	£9,918,817
60% LAR : 40% CIR	15%	£3,731,497	£8,979,290	£10,717,731	£10,790,557	£12,541,150	£14,306,118
60% LAR : 40% CIR	20%	£6,368,632	£11,975,696	£13,115,647	£13,189,372	£14,949,226	£16,709,079
60% LAR : 40% CIR	25%	£9,087,715	£15,768,227	£15,543,693	£15,617,607	£17,372,294	£19,127,560
60% LAR : 40% CIR	30%	£11,790,599	£16,234,448	£17,985,648	£18,059,015	£19,810,214	£21,578,574
60% LAR : 40% CIR	35%	£14,507,152	£18,694,339	£20,441,974	£20,515,196	£22,292,640	£24,059,954
60% LAR : 40% CIR	40%	£17,251,477	£21,167,230	£22,933,975	£23,008,181	£24,779,416	£26,551,132
60% LAR : 40% CIR	45%	£20,022,147	£23,679,423	£25,448,076	£25,522,191	£27,311,160	£29,134,107
60% LAR : 40% CIR	50%	£22,811,184	£26,209,564	£28,015,835	£28,092,151	£29,813,057	£31,742,959

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£15,187,668	£9,161,741	£7,405,041	£7,331,441	£5,574,741	£3,818,041
60% LAR : 40% CIR	5%	£12,573,802	£6,807,230	£5,057,156	£4,983,556	£3,233,754	£1,483,054
60% LAR : 40% CIR	10%	£9,945,825	£4,436,640	£2,694,542	£2,621,581	£877,583	£-883,453
60% LAR : 40% CIR	15%	£7,303,967	£2,056,073	£317,633	£244,806	£-505,787	£-3,270,752
60% LAR : 40% CIR	20%	£4,636,732	£-454,802	£-660,265	£-686,968	£-1,431,862	£-3,673,716
60% LAR : 40% CIR	25%	£1,947,646	£-2,152,863	£-4,508,129	£-4,581,684	£-6,335,931	£-8,082,197
60% LAR : 40% CIR	30%	£-275,235	£-5,199,084	£-8,950,285	£-9,023,651	£-8,774,851	£-10,543,210
60% LAR : 40% CIR	35%	£-3,471,789	£-7,659,962	£-10,406,511	£-10,479,833	£-11,247,276	£-13,021,591
60% LAR : 40% CIR	40%	£-5,216,113	£-10,132,366	£-11,868,611	£-11,942,626	£-13,744,064	£-15,516,748
60% LAR : 40% CIR	45%	£-6,966,784	£-12,644,060	£-14,412,712	£-14,486,828	£-16,275,797	£-18,098,834
60% LAR : 40% CIR	50%	£-8,735,831	£-15,174,200	£-16,980,472	£-17,056,787	£-18,877,694	£-20,707,695

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£19,760,214	£13,734,286	£11,977,586	£11,903,986	£10,147,286	£8,390,587
60% LAR : 40% CIR	5%	£17,146,307	£11,370,795	£9,629,701	£9,556,363	£7,806,300	£6,056,216
60% LAR : 40% CIR	10%	£14,518,371	£9,011,186	£7,267,187	£7,194,126	£5,450,129	£3,699,092
60% LAR : 40% CIR	15%	£11,876,412	£6,628,619	£4,890,178	£4,817,352	£3,066,759	£1,301,793
60% LAR : 40% CIR	20%	£9,209,277	£4,232,213	£2,492,262	£2,418,937	£156,984	£-1,078,176
60% LAR : 40% CIR	25%	£6,520,195	£1,819,682	£64,416	£-3,118	£-1,784,385	£-3,519,651
60% LAR : 40% CIR	30%	£3,817,310	£-626,539	£-2,377,739	£-2,451,108	£-4,202,305	£-5,970,665
60% LAR : 40% CIR	35%	£1,100,757	£-3,964,417	£-6,664,065	£-6,737,267	£-8,674,731	£-10,448,045
60% LAR : 40% CIR	40%	£-1,614,459	£-6,556,821	£-9,326,066	£-9,400,282	£-11,211,599	£-13,043,223
60% LAR : 40% CIR	45%	£-4,414,238	£-9,071,514	£-11,840,167	£-11,914,282	£-13,703,251	£-15,526,288
60% LAR : 40% CIR	50%	£-7,203,285	£-11,681,655	£-14,207,926	£-14,284,241	£-16,305,148	£-18,135,059

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£25,185,396	£18,389,468	£17,382,786	£17,309,186	£15,302,468	£13,789,769
60% LAR : 40% CIR	5%	£22,551,520	£16,734,967	£15,004,683	£14,931,565	£13,211,481	£11,481,366
60% LAR : 40% CIR	10%	£19,923,553	£14,146,368	£12,672,369	£12,599,308	£10,855,310	£9,094,274
60% LAR : 40% CIR	15%	£17,281,594	£12,033,301	£10,295,360	£10,222,533	£8,471,940	£6,706,975
60% LAR : 40% CIR	20%	£14,614,459	£9,617,685	£7,867,444	£7,823,719	£6,053,865	£4,304,012
60% LAR : 40% CIR	25%	£11,925,376	£7,224,864	£5,466,598	£5,396,064	£3,640,797	£1,885,531
60% LAR : 40% CIR	30%	£9,292,492	£4,778,643	£3,027,443	£2,954,076	£1,202,877	£-565,483
60% LAR : 40% CIR	35%	£6,655,939	£2,318,765	£571,117	£497,895	£-2,066,549	£-3,043,053
60% LAR : 40% CIR	40%	£3,761,614	£-154,639	£-1,920,884	£-1,945,190	£-3,786,327	£-4,538,041
60% LAR : 40% CIR	45%	£990,944	£-2,669,333	£-4,434,365	£-4,509,101	£-6,298,069	£-8,121,106
60% LAR : 40% CIR	50%	£-1,998,083	£-5,196,473	£-7,692,745	£-7,679,660	£-9,899,968	£-12,125,856

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone B - £1,200 psf
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No Units	150
Site Area	0.27 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£34,160,070	£28,100,558	£26,356,823	£26,283,223	£24,526,523	£22,769,823
60% LAR : 40% CIR	5%	£31,377,393	£25,591,241	£23,841,136	£23,767,840	£22,017,756	£20,267,873
60% LAR : 40% CIR	10%	£28,580,606	£23,054,983	£21,310,864	£21,237,803	£19,493,804	£17,749,807
60% LAR : 40% CIR	15%	£25,789,836	£20,504,515	£18,766,075	£18,693,248	£16,954,808	£15,211,206
60% LAR : 40% CIR	20%	£22,945,214	£17,940,330	£16,206,025	£16,134,309	£14,398,345	£12,638,491
60% LAR : 40% CIR	25%	£20,101,427	£15,362,435	£13,633,549	£13,560,791	£11,805,525	£10,050,268
60% LAR : 40% CIR	30%	£17,226,037	£12,770,959	£11,022,419	£10,949,053	£9,197,853	£7,446,654
60% LAR : 40% CIR	35%	£14,340,977	£10,143,990	£8,396,341	£8,323,119	£6,575,472	£4,810,994
60% LAR : 40% CIR	40%	£11,440,377	£7,500,835	£5,748,208	£5,683,126	£3,916,500	£2,145,273
60% LAR : 40% CIR	45%	£8,507,009	£4,844,284	£3,075,811	£3,001,694	£1,233,043	£-552,491
60% LAR : 40% CIR	50%	£5,550,349	£2,142,291	£375,705	£301,667	£-1,508,639	£-3,329,546

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£7,528,525	£1,469,012	£274,722	£348,322	£2,108,023	£3,881,723
60% LAR : 40% CIR	5%	£4,745,847	£1,080,094	£2,760,386	£5,483,766	£4,613,740	£3,363,872
60% LAR : 40% CIR	10%	£1,949,060	£3,576,683	£5,320,881	£5,393,742	£4,137,741	£3,881,738
60% LAR : 40% CIR	15%	£861,710	£6,127,030	£7,865,471	£7,938,297	£3,676,738	£1,420,339
60% LAR : 40% CIR	20%	£3,986,331	£8,681,215	£10,224,621	£10,497,236	£12,231,201	£13,993,056
60% LAR : 40% CIR	25%	£9,501,119	£11,208,110	£12,607,987	£12,607,987	£14,201,000	£16,581,267
60% LAR : 40% CIR	30%	£9,403,508	£13,860,587	£15,609,126	£15,682,493	£17,433,692	£19,184,892
60% LAR : 40% CIR	35%	£12,390,589	£16,487,953	£18,235,204	£18,308,426	£20,096,074	£21,820,552
60% LAR : 40% CIR	40%	£15,491,169	£19,130,711	£20,861,917	£20,945,410	£22,715,946	£24,498,272
60% LAR : 40% CIR	45%	£18,124,637	£21,787,261	£23,555,734	£23,629,851	£25,398,502	£27,184,036
60% LAR : 40% CIR	50%	£21,081,197	£24,459,254	£26,255,841	£26,329,879	£28,140,185	£29,961,091

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£18,563,888	£12,504,376	£10,760,641	£10,687,041	£9,930,341	£7,173,641
60% LAR : 40% CIR	5%	£15,781,211	£9,985,060	£8,244,976	£8,171,653	£8,421,574	£4,871,491
60% LAR : 40% CIR	10%	£12,984,424	£7,458,681	£5,714,682	£5,641,621	£3,897,623	£2,153,625
60% LAR : 40% CIR	15%	£10,173,654	£4,908,333	£3,169,893	£3,097,066	£1,358,626	£-384,975
60% LAR : 40% CIR	20%	£7,369,033	£2,344,743	£610,743	£538,127	£-1,097,887	£-2,867,691
60% LAR : 40% CIR	25%	£4,565,245	£-233,746	£-1,802,833	£-2,035,391	£-3,790,657	£-5,565,024
60% LAR : 40% CIR	30%	£1,631,856	£-2,825,223	£-4,573,762	£-4,647,129	£-6,398,329	£-8,149,528
60% LAR : 40% CIR	35%	£-1,255,205	£-5,452,192	£-7,199,840	£-7,274,062	£-9,020,710	£-10,785,188
60% LAR : 40% CIR	40%	£-4,155,805	£-8,095,347	£-9,831,654	£-9,913,065	£-11,670,682	£-13,450,039
60% LAR : 40% CIR	45%	£-7,080,173	£-10,751,897	£-12,520,371	£-12,594,487	£-14,363,139	£-16,148,672
60% LAR : 40% CIR	50%	£-10,045,833	£-13,403,951	£-15,220,477	£-15,294,615	£-17,104,821	£-18,925,228

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£23,136,434	£17,076,922	£15,333,187	£15,259,587	£13,502,887	£11,746,186
60% LAR : 40% CIR	5%	£20,353,757	£14,667,605	£12,817,621	£12,744,203	£10,986,120	£9,244,037
60% LAR : 40% CIR	10%	£17,556,969	£12,031,226	£10,287,228	£10,214,167	£8,470,168	£6,726,170
60% LAR : 40% CIR	15%	£14,746,199	£9,480,879	£7,742,438	£7,669,612	£5,931,171	£4,187,570
60% LAR : 40% CIR	20%	£11,921,578	£6,916,694	£5,193,288	£5,119,673	£3,214,708	£1,464,855
60% LAR : 40% CIR	25%	£9,077,791	£4,338,799	£2,609,912	£2,537,155	£781,889	£-973,978
60% LAR : 40% CIR	30%	£6,204,401	£1,747,323	£-1,217	£-74,584	£-1,825,783	£-3,576,882
60% LAR : 40% CIR	35%	£3,317,241	£-879,646	£-2,627,295	£-2,700,917	£-4,448,185	£-6,212,643
60% LAR : 40% CIR	40%	£416,740	£-3,502,802	£-6,267,408	£-6,340,510	£-10,107,137	£-13,878,363
60% LAR : 40% CIR	45%	£-2,516,628	£-6,179,352	£-9,947,825	£-10,021,942	£-13,790,593	£-17,576,127
60% LAR : 40% CIR	50%	£-5,473,288	£-8,861,245	£-12,647,931	£-12,721,970	£-16,532,276	£-20,363,182

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£28,347,618	£22,482,103	£20,738,386	£20,664,786	£18,908,086	£17,151,386
60% LAR : 40% CIR	5%	£25,785,038	£19,912,787	£18,222,703	£18,149,388	£16,393,301	£14,646,210
60% LAR : 40% CIR	10%	£22,962,151	£17,436,408	£15,692,409	£15,619,349	£13,875,350	£12,131,352
60% LAR : 40% CIR	15%	£20,151,381	£14,886,061	£13,147,620	£13,074,793	£11,336,353	£9,592,752
60% LAR : 40% CIR	20%	£17,326,760	£12,321,676	£10,688,470	£10,615,655	£8,773,890	£7,020,136
60% LAR : 40% CIR	25%	£14,482,973	£9,743,981	£8,015,094	£7,942,337	£6,187,071	£4,431,804
60% LAR : 40% CIR	30%	£11,609,583	£7,152,504	£5,403,965	£5,330,598	£3,579,399	£1,828,190
60% LAR : 40% CIR	35%	£8,722,522	£4,525,536	£2,777,887	£2,704,665	£957,017	£-807,861
60% LAR : 40% CIR	40%	£5,821,922	£1,982,380	£137,774	£84,672	£-1,711,955	£-3,473,181
60% LAR : 40% CIR	45%	£2,888,554	£-774,170	£-2,642,644	£-2,616,780	£-4,385,411	£-6,190,945
60% LAR : 40% CIR	50%	£-88,906	£-3,476,163	£-6,242,749	£-6,216,766	£-12,029,944	£-18,948,000

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone B - £1,250 psf
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No Units	150
Site Area	0.27 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£37,536,291	£31,422,792	£29,692,493	£29,619,999	£27,882,123	£26,125,423
60% LAR : 40% CIR	10%	£34,584,802	£28,750,920	£27,027,139	£26,964,922	£25,205,517	£23,456,493
60% LAR : 40% CIR	15%	£28,639,623	£23,356,776	£21,618,336	£21,545,508	£19,807,068	£18,068,627
60% LAR : 40% CIR	20%	£25,646,191	£20,624,811	£18,891,405	£18,818,789	£17,085,384	£15,351,980
60% LAR : 40% CIR	25%	£22,639,034	£17,879,135	£16,150,249	£16,077,819	£14,348,933	£12,598,532
60% LAR : 40% CIR	30%	£19,615,127	£15,119,880	£13,394,999	£13,322,734	£11,574,375	£9,823,176
60% LAR : 40% CIR	35%	£16,557,561	£12,347,172	£10,663,112	£10,593,690	£8,782,242	£7,034,593
60% LAR : 40% CIR	40%	£13,498,455	£9,507,853	£7,753,246	£7,720,146	£5,975,538	£4,209,945
60% LAR : 40% CIR	45%	£10,401,941	£6,711,552	£4,968,151	£4,894,035	£3,125,383	£1,366,731
60% LAR : 40% CIR	50%	£7,275,449	£3,862,600	£2,096,015	£2,021,976	£255,390	£-1,556,672

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£10,904,745	£4,791,246	£3,060,947	£2,988,453	£1,250,578	£-508,122
60% LAR : 40% CIR	5%	£7,853,237	£2,119,375	£395,594	£323,377	£-468,989	£-1,178,058
60% LAR : 40% CIR	10%	£4,987,698	£-556,301	£-6,300,841	£-6,313,793	£-4,117,791	£-5,861,699
60% LAR : 40% CIR	15%	£2,008,078	£-3,274,769	£-5,013,210	£-5,086,037	£-8,824,478	£-8,562,918
60% LAR : 40% CIR	20%	£-985,355	£-6,006,735	£-7,740,140	£-7,812,787	£-9,546,161	£-11,279,598
60% LAR : 40% CIR	25%	£-3,692,911	£-8,522,410	£-10,481,297	£-10,603,726	£-12,262,613	£-14,038,013
60% LAR : 40% CIR	30%	£-7,016,410	£-11,511,666	£-13,236,546	£-13,308,811	£-15,057,170	£-16,808,396
60% LAR : 40% CIR	35%	£-10,073,885	£-14,284,374	£-16,028,434	£-16,101,856	£-17,849,304	£-19,599,952
60% LAR : 40% CIR	40%	£-13,145,091	£-17,093,893	£-18,638,299	£-18,911,400	£-20,660,907	£-22,421,998
60% LAR : 40% CIR	45%	£-16,229,605	£-19,919,993	£-21,663,394	£-21,737,511	£-23,506,162	£-25,274,814
60% LAR : 40% CIR	50%	£-19,336,087	£-22,785,948	£-24,535,531	£-24,609,589	£-26,376,155	£-28,188,218

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£21,940,109	£15,626,610	£14,096,311	£14,023,817	£12,285,942	£10,529,241
60% LAR : 40% CIR	5%	£19,989,620	£13,154,738	£11,430,467	£11,358,141	£9,699,395	£7,942,694
60% LAR : 40% CIR	10%	£16,023,021	£10,468,983	£8,734,723	£8,661,651	£6,917,663	£5,173,664
60% LAR : 40% CIR	15%	£13,043,441	£7,760,595	£6,022,154	£5,949,326	£4,210,886	£2,472,445
60% LAR : 40% CIR	20%	£10,050,009	£5,028,629	£3,295,294	£3,222,697	£1,469,202	£-284,807
60% LAR : 40% CIR	25%	£7,042,863	£2,262,654	£564,067	£481,538	£-1,241,296	£-2,999,650
60% LAR : 40% CIR	30%	£4,018,945	£-476,392	£-2,201,183	£-2,273,448	£-4,021,806	£-5,773,006
60% LAR : 40% CIR	35%	£1,981,379	£-3,249,910	£-4,993,070	£-5,066,292	£-6,813,940	£-8,561,580
60% LAR : 40% CIR	40%	£-1,145,091	£-6,068,329	£-8,802,605	£-8,902,605	£-10,620,144	£-13,396,537
60% LAR : 40% CIR	45%	£-3,184,241	£-8,884,830	£-10,628,030	£-10,702,147	£-12,470,798	£-14,239,451
60% LAR : 40% CIR	50%	£-5,200,793	£-11,733,582	£-13,600,187	£-13,674,208	£-15,348,792	£-17,192,854

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£26,512,655	£20,399,155	£18,668,896	£18,596,362	£16,858,487	£15,101,787
60% LAR : 40% CIR	5%	£23,561,166	£17,127,294	£16,003,903	£15,931,286	£14,191,981	£12,431,897
60% LAR : 40% CIR	10%	£20,595,567	£15,041,528	£13,307,268	£13,234,206	£11,490,209	£9,746,210
60% LAR : 40% CIR	15%	£17,615,987	£12,333,140	£10,594,700	£10,521,872	£8,793,431	£7,044,991
60% LAR : 40% CIR	20%	£14,622,554	£9,601,175	£7,867,789	£7,795,152	£6,061,749	£4,326,343
60% LAR : 40% CIR	25%	£11,615,398	£6,855,499	£5,126,613	£5,054,183	£3,325,296	£1,572,896
60% LAR : 40% CIR	30%	£8,591,491	£4,096,243	£2,371,363	£2,299,098	£550,739	£-1,200,460
60% LAR : 40% CIR	35%	£5,553,624	£1,323,525	£-499,605	£-568,787	£-2,281,384	£-3,989,043
60% LAR : 40% CIR	40%	£2,462,918	£-1,488,183	£-3,200,390	£-3,303,491	£-5,048,098	£-6,813,991
60% LAR : 40% CIR	45%	£-221,696	£-4,312,084	£-6,055,485	£-6,129,602	£-7,898,253	£-9,669,905
60% LAR : 40% CIR	50%	£-3,748,188	£-7,161,036	£-9,027,622	£-9,001,698	£-10,788,246	£-12,580,309

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£31,917,838	£25,809,537	£24,074,038	£24,001,544	£22,263,889	£20,506,969
60% LAR : 40% CIR	5%	£28,966,348	£23,132,465	£21,408,668	£21,336,468	£19,597,122	£17,840,039
60% LAR : 40% CIR	10%	£26,000,748	£20,446,710	£18,712,450	£18,639,388	£16,895,390	£15,151,392
60% LAR : 40% CIR	15%	£23,021,169	£17,738,522	£16,099,881	£16,027,054	£14,188,613	£12,440,173
60% LAR : 40% CIR	20%	£20,027,736	£15,009,356	£13,472,951	£13,400,334	£11,466,930	£9,713,526
60% LAR : 40% CIR	25%	£17,020,580	£12,260,681	£10,531,794	£10,459,365	£8,730,478	£6,978,078
60% LAR : 40% CIR	30%	£13,996,672	£9,501,425	£7,776,544	£7,704,280	£5,955,921	£4,204,722
60% LAR : 40% CIR	35%	£10,939,106	£6,728,717	£4,984,667	£4,911,435	£3,163,787	£1,416,139
60% LAR : 40% CIR	40%	£7,868,000	£3,919,399	£2,174,792	£2,101,691	£357,874	£-1,498,610
60% LAR : 40% CIR	45%	£4,783,486	£1,093,097	£-690,393	£-724,420	£-2,493,071	£-4,261,723
60% LAR : 40% CIR	50%	£1,656,994	£-1,789,895	£-3,522,440	£-3,596,476	£-5,363,064	£-7,135,127

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone B - £1,300 psf
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No Units	150
Site Area	0.27 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£40,893,111	£34,745,025	£33,014,726	£32,942,232	£31,211,934	£29,481,024
60% LAR : 40% CIR	5%	£37,789,011	£31,507,042	£30,183,281	£30,111,045	£28,387,263	£26,643,313
60% LAR : 40% CIR	10%	£34,657,801	£29,055,175	£27,337,387	£27,265,423	£25,533,885	£23,789,887
60% LAR : 40% CIR	15%	£31,509,410	£26,189,549	£24,470,596	£24,397,768	£22,659,328	£20,920,887
60% LAR : 40% CIR	20%	£28,347,167	£23,309,269	£21,575,896	£21,503,289	£19,789,985	£18,036,459
60% LAR : 40% CIR	25%	£25,171,200	£20,395,636	£18,666,949	£18,594,520	£16,865,633	£15,136,746
60% LAR : 40% CIR	30%	£21,981,638	£17,468,799	£15,743,919	£15,671,655	£13,946,773	£12,199,697
60% LAR : 40% CIR	35%	£18,774,144	£14,528,312	£12,806,350	£12,734,807	£10,989,072	£9,241,364
60% LAR : 40% CIR	40%	£15,532,532	£11,574,002	£9,830,295	£9,757,164	£8,012,558	£6,267,951
60% LAR : 40% CIR	45%	£12,277,512	£8,578,820	£6,836,748	£6,763,746	£5,017,724	£3,249,071
60% LAR : 40% CIR	50%	£9,000,550	£5,569,520	£3,816,324	£3,742,286	£1,975,700	£209,115

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£14,281,565	£8,113,480	£6,383,181	£6,310,687	£4,580,388	£2,849,478
60% LAR : 40% CIR	5%	£11,157,468	£5,275,497	£3,541,716	£3,470,689	£1,755,717	£111,688
60% LAR : 40% CIR	10%	£8,026,256	£2,423,630	£705,842	£633,876	£-3,007,650	£-3,941,659
60% LAR : 40% CIR	15%	£4,877,865	£-441,996	£-2,180,949	£-2,233,777	£-3,972,218	£-5,710,658
60% LAR : 40% CIR	20%	£1,715,621	£-3,322,255	£-4,055,659	£-4,128,276	£-6,861,681	£-8,595,086
60% LAR : 40% CIR	25%	£-1,449,946	£-4,525,710	£-7,964,506	£-8,037,726	£-9,763,912	£-11,404,798
60% LAR : 40% CIR	30%	£-4,649,907	£-5,162,746	£-10,887,627	£-10,959,891	£-12,684,772	£-14,431,848
60% LAR : 40% CIR	35%	£-7,857,401	£-12,103,234	£-13,824,616	£-13,896,738	£-14,642,533	£-17,390,182
60% LAR : 40% CIR	40%	£-11,069,614	£-15,057,043	£-16,861,281	£-16,834,841	£-16,618,986	£-20,353,096
60% LAR : 40% CIR	45%	£-14,284,034	£-18,052,728	£-19,794,798	£-19,867,799	£-21,613,822	£-23,382,474
60% LAR : 40% CIR	50%	£-17,430,958	£-21,052,043	£-22,815,221	£-22,889,259	£-24,655,846	£-26,422,431

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£25,296,929	£19,148,843	£17,418,545	£17,346,051	£15,615,752	£13,884,842
60% LAR : 40% CIR	5%	£22,162,820	£16,010,860	£14,287,080	£14,214,863	£12,781,081	£11,049,131
60% LAR : 40% CIR	10%	£19,061,620	£13,458,993	£11,741,205	£11,669,242	£9,937,704	£8,193,705
60% LAR : 40% CIR	15%	£15,913,228	£10,593,367	£8,874,414	£8,801,586	£7,063,146	£5,324,705
60% LAR : 40% CIR	20%	£12,750,865	£7,713,109	£5,979,704	£5,907,087	£4,173,683	£2,440,278
60% LAR : 40% CIR	25%	£9,576,018	£4,799,654	£3,070,767	£2,998,338	£1,269,451	£-459,046
60% LAR : 40% CIR	30%	£6,385,457	£1,872,617	£147,737	£75,473	£-1,649,408	£-3,396,485
60% LAR : 40% CIR	35%	£3,177,363	£-1,067,870	£-2,789,252	£-2,861,374	£-4,607,170	£-6,354,818
60% LAR : 40% CIR	40%	£-1,039,614	£-4,021,607	£-6,985,917	£-7,058,017	£-8,260,504	£-10,308,211
60% LAR : 40% CIR	45%	£-3,318,670	£-7,017,362	£-10,759,434	£-10,832,436	£-10,578,458	£-12,347,110
60% LAR : 40% CIR	50%	£-5,595,832	£-10,026,880	£-13,779,857	£-13,853,898	£-13,693,482	£-15,387,067

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£29,969,474	£23,721,389	£21,991,090	£21,918,596	£20,188,297	£18,457,387
60% LAR : 40% CIR	5%	£26,765,375	£20,863,866	£19,169,625	£19,097,408	£17,363,626	£15,619,877
60% LAR : 40% CIR	10%	£23,634,165	£18,031,539	£16,313,751	£16,241,787	£14,510,249	£12,766,250
60% LAR : 40% CIR	15%	£20,485,774	£15,165,913	£13,446,960	£13,374,132	£11,635,691	£9,897,251
60% LAR : 40% CIR	20%	£17,323,530	£12,286,554	£10,562,250	£10,479,693	£8,746,228	£7,012,823
60% LAR : 40% CIR	25%	£14,147,563	£9,372,199	£7,643,313	£7,570,883	£5,841,997	£4,113,110
60% LAR : 40% CIR	30%	£10,958,002	£6,445,163	£4,720,282	£4,648,019	£2,923,137	£1,176,061
60% LAR : 40% CIR	35%	£7,750,569	£3,564,675	£1,783,263	£1,711,171	£1,168,608	£-576,275
60% LAR : 40% CIR	40%	£4,538,996	£650,869	£-1,183,271	£-1,255,492	£-3,011,079	£-4,755,655
60% LAR : 40% CIR	45%	£1,253,875	£-2,444,817	£-4,186,889	£-4,259,890	£-6,005,913	£-7,774,565
60% LAR : 40% CIR	50%	£-2,023,087	£-4,494,134	£-7,207,312	£-7,281,358	£-9,047,897	£-10,814,822

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£35,274,696	£28,126,977	£27,386,272	£27,313,778	£25,383,479	£23,862,365
60% LAR : 40% CIR	5%	£32,170,557	£25,088,588	£24,364,807	£24,292,590	£22,768,808	£21,244,859
60% LAR : 40% CIR	10%	£29,039,347	£23,436,721	£21,718,933	£21,646,969	£19,915,431	£18,171,432
60% LAR : 40% CIR	15%	£25,900,995	£20,571,095	£18,852,141	£18,779,314	£17,040,873	£15,302,433
60% LAR : 40% CIR	20%	£22,728,712	£17,690,636	£15,967,431	£15,894,615	£14,141,410	£12,418,005
60% LAR : 40% CIR	25%	£19,552,745	£14,777,381	£13,048,494	£12,976,065	£11,247,178	£9,518,292
60% LAR : 40% CIR	30%	£16,363,184	£11,850,345	£10,125,464	£10,053,200	£8,326,319	£6,581,243
60% LAR : 40% CIR	35%	£13,155,690	£8,909,857	£7,188,475	£7,116,353	£5,370,558	£3,622,909
60% LAR : 40% CIR	40%	£9,914,077	£5,956,047	£4,211,910	£4,138,710	£2,394,103	£649,496
60% LAR : 40% CIR	45%	£6,659,057	£2,960,365	£1,218,293	£1,145,291	£-600,731	£-320,383
60% LAR : 40% CIR	50%	£3,482,095	£-948,968	£-1,802,139	£-1,876,168	£-3,642,755	£-4,499,340

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone B - £900 psf
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No Units	200
Site Area	0.29 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£13,501,982	£5,811,797	£3,309,914	£3,211,169	£676,744	£1,891,744
60% LAR : 40% CIR	5%	£11,200,833	£3,838,738	£1,526,305	£1,228,436	£1,324,411	£3,900,656
60% LAR : 40% CIR	10%	£8,879,597	£1,837,010	£696,047	£797,084	£3,388,282	£5,958,447
60% LAR : 40% CIR	15%	£6,523,481	£206,528	£2,759,916	£2,860,630	£5,447,058	£8,039,406
60% LAR : 40% CIR	20%	£4,134,672	£2,298,425	£4,070,800	£4,872,754	£7,588,063	£10,171,515
60% LAR : 40% CIR	25%	£1,725,037	£4,431,324	£7,010,367	£7,112,957	£9,718,919	£12,337,214
60% LAR : 40% CIR	30%	£748,271	£6,597,432	£9,197,232	£9,300,240	£11,913,050	£14,526,859
60% LAR : 40% CIR	35%	£3,273,857	£8,810,460	£11,418,454	£11,521,259	£14,129,253	£16,737,248
60% LAR : 40% CIR	40%	£8,893,872	£11,056,715	£13,860,855	£13,763,289	£16,387,231	£18,971,174
60% LAR : 40% CIR	45%	£8,487,152	£13,322,999	£15,923,645	£16,026,140	£18,626,786	£21,227,432
60% LAR : 40% CIR	50%	£11,153,643	£15,609,133	£18,207,232	£18,309,620	£20,907,718	£23,505,817

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£14,397,733	£22,087,917	£24,589,800	£24,888,543	£27,222,970	£29,791,488
60% LAR : 40% CIR	5%	£16,096,981	£24,093,976	£26,573,410	£26,924,378	£29,224,125	£31,884,410
60% LAR : 40% CIR	10%	£19,020,117	£20,052,704	£26,565,761	£26,896,758	£29,247,996	£31,858,161
60% LAR : 40% CIR	15%	£21,376,233	£28,106,242	£30,650,630	£30,760,344	£33,349,773	£35,939,120
60% LAR : 40% CIR	20%	£22,769,042	£30,198,139	£32,770,514	£32,872,468	£35,467,777	£38,071,259
60% LAR : 40% CIR	25%	£25,174,617	£32,331,039	£34,910,081	£34,911,172	£37,618,833	£40,226,928
60% LAR : 40% CIR	30%	£28,647,985	£34,497,147	£37,066,947	£37,066,947	£39,812,765	£42,425,574
60% LAR : 40% CIR	35%	£31,173,752	£36,710,174	£39,318,169	£39,320,973	£42,028,968	£44,636,962
60% LAR : 40% CIR	40%	£33,753,496	£38,956,427	£41,560,370	£41,563,203	£44,266,965	£46,870,988
60% LAR : 40% CIR	45%	£36,386,867	£41,222,714	£43,823,359	£43,825,853	£46,526,500	£49,127,146
60% LAR : 40% CIR	50%	£39,053,353	£43,508,848	£46,108,946	£46,209,334	£48,807,433	£51,405,531

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,836,875	£10,527,060	£13,028,943	£13,127,888	£15,662,113	£18,230,691
60% LAR : 40% CIR	5%	£5,136,024	£12,593,119	£15,013,552	£15,112,421	£17,665,268	£20,250,952
60% LAR : 40% CIR	10%	£7,450,260	£14,501,847	£17,034,004	£17,135,941	£19,697,139	£22,297,304
60% LAR : 40% CIR	15%	£9,815,378	£16,345,385	£19,098,773	£19,199,487	£21,785,916	£24,376,283
60% LAR : 40% CIR	20%	£12,204,198	£18,037,262	£21,208,657	£21,311,611	£23,908,620	£26,510,332
60% LAR : 40% CIR	25%	£14,613,820	£19,770,152	£23,343,224	£23,450,914	£26,076,676	£28,675,071
60% LAR : 40% CIR	30%	£17,087,128	£21,538,200	£25,536,000	£25,639,088	£28,251,907	£30,864,716
60% LAR : 40% CIR	35%	£19,612,716	£23,340,317	£27,757,211	£27,860,116	£30,468,110	£33,076,195
60% LAR : 40% CIR	40%	£22,192,729	£25,206,570	£29,996,513	£30,102,146	£32,708,098	£35,310,621
60% LAR : 40% CIR	45%	£24,826,009	£27,081,858	£32,262,502	£32,364,998	£34,965,643	£37,566,289
60% LAR : 40% CIR	50%	£27,492,500	£28,947,991	£34,546,089	£34,648,477	£37,246,876	£39,844,674

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,953,410	£5,736,774	£8,238,697	£8,337,402	£10,871,927	£13,440,316
60% LAR : 40% CIR	5%	£3,787,236	£7,590,834	£10,222,491	£10,322,135	£12,812,982	£15,449,267
60% LAR : 40% CIR	10%	£5,668,974	£9,711,561	£12,244,618	£12,344,656	£14,908,853	£17,507,018
60% LAR : 40% CIR	15%	£7,629,090	£11,759,100	£14,308,489	£14,409,201	£16,995,630	£19,597,978
60% LAR : 40% CIR	20%	£9,613,198	£13,637,262	£16,418,372	£16,521,325	£19,106,634	£21,720,986
60% LAR : 40% CIR	25%	£11,613,820	£15,457,896	£18,568,000	£18,669,629	£21,267,300	£23,885,785
60% LAR : 40% CIR	30%	£13,629,842	£17,246,004	£20,743,604	£20,848,812	£23,461,622	£26,074,421
60% LAR : 40% CIR	35%	£15,662,429	£19,008,031	£22,961,008	£23,068,839	£25,677,625	£28,285,919
60% LAR : 40% CIR	40%	£17,702,443	£20,765,234	£25,205,221	£25,311,860	£27,915,803	£30,519,745
60% LAR : 40% CIR	45%	£19,732,724	£22,517,571	£27,472,218	£27,574,712	£30,175,357	£32,776,003
60% LAR : 40% CIR	50%	£21,792,215	£24,267,995	£29,769,809	£29,868,191	£32,466,280	£35,054,388

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,815,362	£2,748,282	£2,598,986	£2,598,986	£2,598,986	£2,598,986
60% LAR : 40% CIR	5%	£5,314,833	£2,047,262	£4,559,896	£4,559,896	£4,559,896	£4,559,896
60% LAR : 40% CIR	10%	£2,993,597	£4,048,990	£6,582,047	£6,582,047	£6,582,047	£6,582,047
60% LAR : 40% CIR	15%	£637,481	£9,092,528	£9,645,916	£9,746,830	£11,333,958	£13,025,406
60% LAR : 40% CIR	20%	£1,711,244	£11,184,424	£12,756,806	£12,857,724	£14,444,831	£16,162,735
60% LAR : 40% CIR	25%	£4,160,963	£10,317,324	£12,866,367	£12,967,281	£14,604,810	£16,223,214
60% LAR : 40% CIR	30%	£9,634,271	£12,483,432	£15,083,239	£15,186,240	£17,709,050	£20,411,899
60% LAR : 40% CIR	35%	£9,159,857	£14,098,468	£17,304,454	£17,407,299	£20,015,253	£22,853,948
60% LAR : 40% CIR	40%	£11,739,872	£16,942,713	£19,540,655	£19,640,289	£22,253,231	£24,857,174
60% LAR : 40% CIR	45%	£14,373,152	£19,208,999	£21,809,649	£21,912,140	£24,512,786	£27,113,432
60% LAR : 40% CIR	50%	£17,089,643	£21,496,133	£24,093,232	£24,195,620	£26,793,718	£29,361,817

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone B - £950 psf
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No Units	200
Site Area	0.29 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£17,928,425	£10,240,993	£7,750,949	£7,552,204	£5,150,321	£2,643,075
60% LAR - 40% CIR	5%	£15,829,257	£8,057,722	£5,564,816	£5,466,448	£2,973,543	£445,620
60% LAR - 40% CIR	10%	£12,887,281	£5,842,543	£3,357,859	£3,259,836	£748,048	£-1,801,625
60% LAR - 40% CIR	15%	£10,323,483	£3,607,471	£1,111,992	£1,012,793	£-1,525,141	£-4,088,631
60% LAR - 40% CIR	20%	£7,739,844	£1,341,229	£-1,184,761	£-1,285,183	£-3,838,687	£-6,424,998
60% LAR - 40% CIR	25%	£5,110,998	£-979,109	£-3,624,390	£-3,626,080	£-6,205,123	£-8,791,690
60% LAR - 40% CIR	30%	£2,456,873	£-3,343,854	£-5,917,396	£-6,018,855	£-8,603,895	£-11,216,705
60% LAR - 40% CIR	35%	£-245,843	£-5,762,454	£-8,345,668	£-8,448,473	£-11,056,467	£-13,664,461
60% LAR - 40% CIR	40%	£-3,019,771	£-8,220,295	£-10,804,237	£-10,907,871	£-13,630,813	£-16,134,755
60% LAR - 40% CIR	45%	£-5,856,012	£-10,722,849	£-13,323,594	£-13,426,090	£-16,026,735	£-18,627,382
60% LAR - 40% CIR	50%	£-8,751,551	£-13,245,452	£-15,843,550	£-15,945,937	£-18,544,037	£-21,142,135

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,971,289	£-17,658,721	£-20,148,765	£-20,247,510	£-22,749,394	£-25,256,639
60% LAR - 40% CIR	5%	£12,070,457	£-19,941,662	£-22,548,808	£-22,647,553	£-24,836,171	£-27,454,068
60% LAR - 40% CIR	10%	£-15,012,433	£-22,057,171	£-24,541,856	£-24,639,876	£-27,151,586	£-29,701,359
60% LAR - 40% CIR	15%	£-17,576,231	£-24,292,244	£-26,787,722	£-26,886,922	£-29,424,856	£-31,988,348
60% LAR - 40% CIR	20%	£-20,159,771	£-26,558,485	£-29,088,475	£-29,184,897	£-31,739,491	£-34,024,710
60% LAR - 40% CIR	25%	£-22,793,816	£-28,879,823	£-31,424,104	£-31,525,704	£-34,104,838	£-36,091,404
60% LAR - 40% CIR	30%	£-25,442,841	£-31,243,568	£-33,817,110	£-33,918,569	£-36,503,699	£-39,116,419
60% LAR - 40% CIR	35%	£-28,145,557	£-33,662,169	£-36,245,382	£-36,348,187	£-39,093,181	£-41,664,178
60% LAR - 40% CIR	40%	£-30,919,455	£-36,120,009	£-38,723,951	£-38,826,945	£-41,430,527	£-44,034,470
60% LAR - 40% CIR	45%	£-33,756,726	£-38,622,663	£-41,223,309	£-41,325,804	£-43,926,450	£-46,527,096
60% LAR - 40% CIR	50%	£-36,651,266	£-41,145,166	£-43,743,265	£-43,845,652	£-46,443,751	£-49,041,849

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,589,568	£6,097,861	£8,587,908	£8,686,653	£11,188,537	£13,695,782
60% LAR - 40% CIR	5%	£3,885,686	£3,861,125	£-10,714,941	£-10,812,499	£-13,835,314	£-16,112,257
60% LAR - 40% CIR	10%	£-3,451,576	£-10,498,314	£-12,980,999	£-13,079,021	£-15,590,809	£-18,140,482
60% LAR - 40% CIR	15%	£-8,015,374	£-12,731,387	£-15,226,865	£-15,326,064	£-17,865,999	£-20,427,489
60% LAR - 40% CIR	20%	£-13,588,914	£-14,967,658	£-17,523,918	£-17,623,118	£-20,178,944	£-22,763,653
60% LAR - 40% CIR	25%	£-19,227,959	£-17,317,968	£-19,863,247	£-19,962,437	£-22,643,981	£-25,130,547
60% LAR - 40% CIR	30%	£-25,881,984	£-19,682,711	£-22,256,253	£-22,357,712	£-24,942,752	£-27,555,562
60% LAR - 40% CIR	35%	£-33,584,700	£-22,101,311	£-24,684,525	£-24,787,330	£-27,396,324	£-30,003,318
60% LAR - 40% CIR	40%	£-42,338,626	£-24,559,152	£-27,163,094	£-27,268,728	£-29,960,600	£-32,474,613
60% LAR - 40% CIR	45%	£-52,194,869	£-27,061,806	£-29,662,452	£-29,764,947	£-32,365,593	£-34,966,239
60% LAR - 40% CIR	50%	£-63,090,409	£-29,584,309	£-32,182,407	£-32,284,705	£-34,882,894	£-37,480,902

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,379,353	£1,307,578	£3,797,622	£3,896,367	£6,398,251	£8,905,496
60% LAR - 40% CIR	5%	£3,860,686	£3,460,489	£-6,063,765	£-6,162,224	£-8,570,028	£-11,029,257
60% LAR - 40% CIR	10%	£-1,338,710	£-7,706,528	£-10,190,713	£-10,289,735	£-12,800,523	£-15,350,198
60% LAR - 40% CIR	15%	£-4,225,098	£-9,941,161	£-12,436,579	£-12,535,779	£-15,073,713	£-17,637,203
60% LAR - 40% CIR	20%	£-7,899,629	£-12,177,343	£-14,733,333	£-14,832,154	£-17,388,298	£-19,973,567
60% LAR - 40% CIR	25%	£-12,437,673	£-14,527,680	£-17,072,961	£-17,171,651	£-19,753,695	£-22,340,262
60% LAR - 40% CIR	30%	£-17,991,698	£-16,892,425	£-19,465,967	£-19,567,428	£-22,192,468	£-24,765,278
60% LAR - 40% CIR	35%	£-24,794,414	£-19,311,626	£-21,894,239	£-21,997,944	£-24,285,096	£-27,213,030
60% LAR - 40% CIR	40%	£-32,858,342	£-21,768,868	£-24,322,808	£-24,426,442	£-26,079,384	£-29,683,327
60% LAR - 40% CIR	45%	£-42,404,583	£-24,271,520	£-26,772,166	£-26,874,661	£-27,575,307	£-30,175,954
60% LAR - 40% CIR	50%	£-53,000,123	£-26,784,023	£-29,292,122	£-29,394,509	£-30,092,698	£-32,690,707

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,042,425	£1,354,885	£1,804,389	£1,765,204	£3,898,885	£5,440,380
60% LAR - 40% CIR	5%	£3,843,257	£2,171,722	£2,614,919	£2,576,522	£4,912,457	£6,453,955
60% LAR - 40% CIR	10%	£7,001,281	£43,457	£-2,528,141	£-2,626,184	£-5,137,952	£-6,687,625
60% LAR - 40% CIR	15%	£4,437,483	£-2,279,529	£-4,774,008	£-4,873,297	£-7,411,141	£-9,074,631
60% LAR - 40% CIR	20%	£1,853,944	£-4,544,771	£-7,070,761	£-7,171,163	£-9,726,697	£-11,310,196
60% LAR - 40% CIR	25%	£-775,102	£-6,865,109	£-9,410,390	£-9,512,080	£-12,091,123	£-14,677,690
60% LAR - 40% CIR	30%	£-3,429,127	£-9,229,854	£-11,803,396	£-11,904,895	£-14,489,895	£-17,102,705
60% LAR - 40% CIR	35%	£-6,131,943	£-11,648,454	£-14,251,668	£-14,354,412	£-16,942,467	£-19,559,461
60% LAR - 40% CIR	40%	£-9,805,771	£-14,106,295	£-16,710,237	£-16,812,871	£-19,416,913	£-22,020,755
60% LAR - 40% CIR	45%	£-11,742,012	£-16,608,940	£-19,209,594	£-19,312,090	£-21,912,735	£-24,513,382
60% LAR - 40% CIR	50%	£-14,637,651	£-19,131,454	£-21,729,650	£-21,831,637	£-24,430,697	£-27,026,139

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone B - £1,000 psf
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No Units	200
Site Area	0.29 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£22,327,288	£14,822,772	£12,158,489	£12,081,227	£9,591,356	£7,089,473
60% LAR - 40% CIR	5%	£19,608,178	£12,233,333	£9,777,893	£9,681,004	£7,192,526	£4,699,921
60% LAR - 40% CIR	10%	£16,869,283	£9,824,129	£7,354,790	£7,256,767	£4,772,083	£2,281,201
60% LAR - 40% CIR	15%	£14,108,517	£7,382,351	£4,905,136	£4,807,427	£2,328,211	£-189,653
60% LAR - 40% CIR	20%	£11,302,330	£4,905,905	£2,438,015	£2,337,589	£-171,520	£-2,717,975
60% LAR - 40% CIR	25%	£8,476,974	£2,409,111	£-98,031	£-188,193	£-2,728,477	£-5,288,169
60% LAR - 40% CIR	30%	£5,616,115	£-137,278	£-2,672,143	£-2,772,077	£-5,338,818	£-7,912,359
60% LAR - 40% CIR	35%	£2,716,916	£-2,746,600	£-5,310,073	£-5,411,333	£-7,983,681	£-10,591,675
60% LAR - 40% CIR	40%	£-229,296	£-5,412,186	£-7,967,919	£-8,060,452	£-10,694,395	£-13,298,337
60% LAR - 40% CIR	45%	£-3,258,087	£-8,122,888	£-10,723,544	£-10,826,039	£-13,426,686	£-16,027,332
60% LAR - 40% CIR	50%	£-6,350,971	£-10,881,769	£-13,479,868	£-13,582,256	£-16,180,354	£-18,778,453

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,372,426	£-1,276,943	£-15,741,225	£-15,838,487	£-18,308,389	£-20,810,241
60% LAR - 40% CIR	5%	£3,291,537	£-15,889,381	£-18,121,821	£-18,216,710	£-20,701,166	£-23,200,089
60% LAR - 40% CIR	10%	£-11,030,432	£-18,075,585	£-20,544,925	£-20,642,947	£-23,157,632	£-25,618,514
60% LAR - 40% CIR	15%	£-13,791,197	£-20,517,364	£-22,994,578	£-23,092,287	£-25,571,594	£-28,089,367
60% LAR - 40% CIR	20%	£-16,597,385	£-22,994,209	£-25,464,999	£-25,562,125	£-28,071,235	£-30,617,689
60% LAR - 40% CIR	25%	£-19,424,140	£-25,469,033	£-27,967,145	£-28,067,145	£-30,628,181	£-33,191,903
60% LAR - 40% CIR	30%	£-22,283,599	£-28,038,992	£-30,571,857	£-30,671,791	£-33,232,532	£-35,812,074
60% LAR - 40% CIR	35%	£-25,182,798	£-30,646,315	£-33,209,788	£-33,311,048	£-35,883,395	£-38,491,389
60% LAR - 40% CIR	40%	£-28,129,010	£-33,311,600	£-35,867,633	£-35,960,146	£-38,594,199	£-41,195,051
60% LAR - 40% CIR	45%	£-31,157,801	£-36,022,613	£-38,623,298	£-38,725,754	£-41,326,400	£-43,927,046
60% LAR - 40% CIR	50%	£-34,250,985	£-38,781,484	£-41,379,582	£-41,481,970	£-44,080,069	£-46,676,167

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,988,431	£-1,716,085	£-4,180,388	£-4,277,630	£-6,797,501	£-9,349,584
60% LAR - 40% CIR	5%	£3,291,537	£-15,889,381	£-18,121,821	£-18,216,710	£-20,701,166	£-23,200,089
60% LAR - 40% CIR	10%	£-11,030,432	£-18,075,585	£-20,544,925	£-20,642,947	£-23,157,632	£-25,618,514
60% LAR - 40% CIR	15%	£-13,791,197	£-20,517,364	£-22,994,578	£-23,092,287	£-25,571,594	£-28,089,367
60% LAR - 40% CIR	20%	£-16,597,385	£-22,994,209	£-25,464,999	£-25,562,125	£-28,071,235	£-30,617,689
60% LAR - 40% CIR	25%	£-19,424,140	£-25,469,033	£-27,967,145	£-28,067,145	£-30,628,181	£-33,191,903
60% LAR - 40% CIR	30%	£-22,283,599	£-28,038,992	£-30,571,857	£-30,671,791	£-33,232,532	£-35,812,074
60% LAR - 40% CIR	35%	£-25,182,798	£-30,646,315	£-33,209,788	£-33,311,048	£-35,883,395	£-38,491,389
60% LAR - 40% CIR	40%	£-28,129,010	£-33,311,600	£-35,867,633	£-35,960,146	£-38,594,199	£-41,195,051
60% LAR - 40% CIR	45%	£-31,157,801	£-36,022,613	£-38,623,298	£-38,725,754	£-41,326,400	£-43,927,046
60% LAR - 40% CIR	50%	£-34,250,985	£-38,781,484	£-41,379,582	£-41,481,970	£-44,080,069	£-46,676,167

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£10,778,716	£3,074,200	£6,008,918	£5,122,056	£-1,957,216	£-4,489,098
60% LAR - 40% CIR	5%	£3,659,605	£-6,643,742	£-11,701,876	£-11,797,697	£-14,506,045	£-17,049,956
60% LAR - 40% CIR	10%	£-3,320,711	£-12,244,442	£-18,193,782	£-18,291,894	£-21,776,489	£-24,267,371
60% LAR - 40% CIR	15%	£-7,259,946	£-18,196,221	£-24,643,436	£-24,741,144	£-28,220,381	£-31,738,225
60% LAR - 40% CIR	20%	£-11,089,892	£-24,643,995	£-31,133,566	£-31,231,082	£-34,703,962	£-38,189,547
60% LAR - 40% CIR	25%	£-15,071,997	£-31,139,400	£-37,633,602	£-37,731,118	£-41,217,048	£-44,645,706
60% LAR - 40% CIR	30%	£-19,292,456	£-37,633,850	£-44,124,714	£-44,222,230	£-48,738,390	£-52,140,931
60% LAR - 40% CIR	35%	£-23,831,656	£-44,125,172	£-50,615,945	£-50,713,061	£-56,259,252	£-60,720,246
60% LAR - 40% CIR	40%	£-28,687,153	£-50,616,493	£-57,107,176	£-57,204,292	£-62,790,292	£-67,291,194
60% LAR - 40% CIR	45%	£-33,858,658	£-57,107,814	£-63,598,407	£-63,695,523	£-69,320,338	£-73,821,140
60% LAR - 40% CIR	50%	£-39,349,922	£-63,599,135	£-70,089,638	£-70,186,754	£-75,850,384	£-80,351,092

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£16,447,288	£8,750,772	£6,272,489	£6,175,227	£3,705,386	£1,203,973
60% LAR - 40% CIR	5%	£13,722,178	£6,347,333	£3,861,993	£3,758,004	£1,306,526	£-1,188,573
60% LAR - 40% CIR	10%	£10,983,283	£3,938,129	£1,468,790	£1,370,767	£-1,113,917	£-3,604,759
60% LAR - 40% CIR	15%	£8,222,517	£1,496,351	£-980,864	£-1,078,573	£-3,657,789	£-6,076,663
60% LAR - 40% CIR	20%	£5,416,330	£-980,485	£-3,460,965	£-3,548,411	£-6,051,520	£-8,603,976
60% LAR - 40% CIR	25%	£2,590,574	£-3,476,389	£-5,974,031	£-6,074,193	£-8,614,477	£-11,184,189
60% LAR - 40% CIR	30%	£-299,895	£-5,973,278	£-8,588,143	£-8,658,077	£-11,224,918	£-13,799,359
60% LAR - 40% CIR	35%	£-3,169,084	£-8,652,600	£-11,198,073	£-11,297,335	£-13,860,681	£-16,427,676
60% LAR - 40% CIR	40%	£-6,114,296	£-11,298,186	£-13,873,810	£-13,976,452	£-16,580,395	£-19,184,357
60% LAR - 40% CIR	45%	£-9,144,887	£-13,903,898	£-16,609,544	£-16,712,039	£-19,312,688	£-21,913,332
60% LAR - 40% CIR	50%	£-12,296,371	£-16,767,769	£-19,465,868	£-19,568,296	£-22,066,354	£-24,864,453

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 200 Flats

Value Area	Zone B - £1,050 psf
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No Units	200
Site Area	0.29 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£26,702,539	£18,983,547	£16,540,267	£16,443,006	£13,978,723	£11,514,441
60% LAR : 40% CIR	5%	£23,787,099	£16,396,023	£13,940,583	£13,843,693	£11,386,253	£8,918,604
60% LAR : 40% CIR	10%	£20,826,261	£13,767,730	£11,320,387	£11,223,837	£8,769,015	£6,284,330
60% LAR : 40% CIR	15%	£17,849,808	£11,119,841	£8,679,857	£8,582,306	£6,105,092	£3,627,877
60% LAR : 40% CIR	20%	£14,851,910	£8,452,528	£5,987,844	£5,890,417	£3,419,928	£2,027,884
60% LAR : 40% CIR	25%	£11,816,311	£5,739,897	£3,275,386	£3,178,211	£2,062,321	£1,637,999
60% LAR : 40% CIR	30%	£8,748,513	£3,002,067	£522,489	£424,055	£2,104,339	£4,658,781
60% LAR : 40% CIR	35%	£5,650,497	£223,830	£2,302,848	£2,402,686	£4,968,981	£7,527,751
60% LAR : 40% CIR	40%	£2,608,301	£2,630,449	£5,198,212	£5,289,304	£7,857,976	£10,461,919
60% LAR : 40% CIR	45%	£-995,450	£-5,546,447	£-8,123,494	£-8,225,990	£-10,826,635	£-13,427,281
60% LAR : 40% CIR	50%	£-3,988,621	£-8,518,088	£-11,116,186	£-11,218,573	£-13,816,673	£-16,414,771

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,197,175	£8,916,188	£11,359,448	£11,456,708	£13,920,391	£16,389,273
60% LAR : 40% CIR	5%	£4,112,415	£11,603,692	£13,969,131	£14,066,391	£16,531,461	£18,981,110
60% LAR : 40% CIR	10%	£7,071,454	£14,131,984	£16,579,927	£16,677,617	£19,130,700	£21,615,384
60% LAR : 40% CIR	15%	£10,049,907	£16,779,873	£19,219,858	£19,317,408	£21,784,623	£24,271,838
60% LAR : 40% CIR	20%	£13,047,404	£19,447,189	£21,911,971	£22,009,297	£24,479,787	£26,971,731
60% LAR : 40% CIR	25%	£16,053,404	£22,139,827	£24,628,329	£24,725,603	£27,207,894	£29,737,119
60% LAR : 40% CIR	30%	£19,151,202	£24,897,647	£27,377,225	£27,474,659	£30,004,053	£32,558,495
60% LAR : 40% CIR	35%	£22,249,217	£27,675,884	£30,202,062	£30,302,400	£32,898,996	£35,427,465
60% LAR : 40% CIR	40%	£25,343,413	£30,533,163	£33,087,927	£33,190,015	£35,787,690	£38,361,633
60% LAR : 40% CIR	45%	£28,545,164	£33,446,162	£36,023,209	£36,125,704	£38,726,350	£41,326,995
60% LAR : 40% CIR	50%	£31,888,338	£36,417,802	£39,015,900	£39,118,288	£41,718,367	£44,314,485

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,363,682	£2,644,689	£201,409	£104,149	£2,389,134	£9,824,416
60% LAR : 40% CIR	5%	£7,448,242	£57,186	£2,888,874	£2,888,874	£4,959,842	£7,403,253
60% LAR : 40% CIR	10%	£4,489,404	£2,571,127	£-10,184,700	£-10,184,700	£-7,569,842	£-10,054,527
60% LAR : 40% CIR	15%	£1,510,950	£-2,219,016	£-17,680,001	£-17,756,551	£-10,233,788	£-12,710,980
60% LAR : 40% CIR	20%	£-1,488,929	£-7,886,329	£-10,351,013	£-10,446,440	£-10,918,568	£-12,916,573
60% LAR : 40% CIR	25%	£-4,522,547	£-10,598,970	£-13,063,472	£-13,160,646	£-15,646,537	£-18,176,256
60% LAR : 40% CIR	30%	£-7,560,344	£-13,336,790	£-15,816,368	£-15,914,802	£-18,443,196	£-20,997,638
60% LAR : 40% CIR	35%	£-10,688,360	£-16,115,027	£-18,641,905	£-18,741,543	£-21,297,899	£-23,866,608
60% LAR : 40% CIR	40%	£-13,832,656	£-18,989,305	£-21,527,093	£-21,629,181	£-24,196,833	£-26,800,776
60% LAR : 40% CIR	45%	£-17,034,307	£-21,885,305	£-24,462,352	£-24,564,847	£-27,165,493	£-29,766,138
60% LAR : 40% CIR	50%	£-20,327,478	£-24,856,945	£-27,486,043	£-27,587,436	£-30,188,530	£-32,759,698

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£15,153,968	£7,434,975	£4,991,695	£4,894,434	£2,430,152	£-34,190
60% LAR : 40% CIR	5%	£12,238,242	£57,186	£2,923,012	£2,923,122	£9,916,916	£2,829,891
60% LAR : 40% CIR	10%	£9,279,689	£2,219,159	£-228,184	£-324,734	£-2,779,557	£-5,264,241
60% LAR : 40% CIR	15%	£6,301,236	£-928,790	£-988,715	£-2,996,295	£-9,443,480	£-17,920,695
60% LAR : 40% CIR	20%	£3,333,339	£-3,098,943	£-5,650,728	£-6,684,154	£-12,120,444	£-19,039,988
60% LAR : 40% CIR	25%	£267,739	£-5,808,684	£-8,273,186	£-8,370,360	£-10,856,251	£-13,385,970
60% LAR : 40% CIR	30%	£-2,800,059	£-8,546,504	£-11,026,083	£-11,124,519	£-13,692,910	£-16,207,352
60% LAR : 40% CIR	35%	£-5,889,076	£-11,324,741	£-13,851,519	£-13,951,297	£-16,597,253	£-19,076,322
60% LAR : 40% CIR	40%	£-8,942,270	£-14,179,013	£-16,736,794	£-16,837,875	£-19,406,547	£-22,010,490
60% LAR : 40% CIR	45%	£-12,044,021	£-17,095,013	£-19,672,066	£-19,774,561	£-22,375,207	£-24,975,853
60% LAR : 40% CIR	50%	£-15,197,193	£-20,086,659	£-22,686,798	£-22,787,145	£-26,368,244	£-27,969,343

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£20,616,539	£13,997,547	£10,654,267	£10,597,036	£8,092,723	£5,926,941
60% LAR : 40% CIR	5%	£17,801,999	£10,510,023	£8,064,583	£7,957,693	£5,802,263	£3,032,604
60% LAR : 40% CIR	10%	£14,942,261	£7,881,730	£5,434,387	£5,337,837	£2,883,015	£988,330
60% LAR : 40% CIR	15%	£11,963,908	£5,233,841	£2,793,857	£2,696,306	£219,002	£-2,598,123
60% LAR : 40% CIR	20%	£8,965,910	£2,568,628	£1,014,844	£1,417	£-2,466,012	£-4,054,016
60% LAR : 40% CIR	25%	£5,930,311	£-146,113	£-2,610,614	£-2,707,789	£-5,193,679	£-7,723,399
60% LAR : 40% CIR	30%	£2,862,513	£-2,883,933	£-5,383,511	£-5,481,945	£-7,890,339	£-10,544,791
60% LAR : 40% CIR	35%	£-255,803	£-5,662,170	£-8,189,948	£-8,288,686	£-10,844,961	£-13,413,751
60% LAR : 40% CIR	40%	£-3,379,690	£-8,516,448	£-11,074,212	£-11,175,304	£-13,743,976	£-16,347,919
60% LAR : 40% CIR	45%	£-5,581,450	£-11,432,447	£-14,009,494	£-14,111,990	£-16,712,635	£-19,513,281
60% LAR : 40% CIR	50%	£-8,014,621	£-14,404,688	£-17,069,186	£-17,164,675	£-19,760,629	£-22,306,774

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone B - £1,100 psf
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No Units	200
Site Area	0.29 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£31,053,296	£23,312,072	£20,884,825	£20,789,026	£16,360,502	£15,896,219
60% LAR - 40% CIR	5%	£27,920,839	£20,511,976	£18,983,439	£17,988,005	£15,550,983	£13,066,503
60% LAR - 40% CIR	10%	£24,768,893	£17,692,410	£15,263,988	£15,167,438	£12,720,095	£10,272,753
60% LAR - 40% CIR	15%	£21,588,841	£14,844,353	£12,404,367	£12,308,127	£9,868,142	£7,402,757
60% LAR - 40% CIR	20%	£18,371,002	£11,957,950	£9,524,580	£9,428,628	£6,972,756	£4,502,266
60% LAR - 40% CIR	25%	£15,133,888	£9,052,294	£6,606,162	£6,508,868	£4,044,487	£1,570,007
60% LAR - 40% CIR	30%	£11,865,600	£6,110,791	£3,651,547	£3,554,594	£1,081,759	£-1,436,600
60% LAR - 40% CIR	35%	£8,555,532	£3,131,719	£660,816	£562,577	£-1,959,032	£-4,506,570
60% LAR - 40% CIR	40%	£5,214,222	£110,211	£-22,811,821	£-22,811,821	£-5,065,330	£-7,630,138
60% LAR - 40% CIR	45%	£1,825,204	£-2,991,245	£-5,551,625	£-5,652,579	£-8,226,585	£-10,827,231
60% LAR - 40% CIR	50%	£-1,647,122	£-6,165,055	£-8,752,504	£-8,854,892	£-11,452,990	£-14,051,089

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,153,582	£-3,387,542	£-7,074,389	£-7,110,689	£-9,538,213	£-12,003,495
60% LAR - 40% CIR	5%	£21,124	£7,387,739	£6,866,275	£6,901,769	£-2,348,771	£-4,884,211
60% LAR - 40% CIR	10%	£-3,190,821	£-10,207,304	£-12,638,727	£-12,732,276	£-15,179,619	£-17,628,961
60% LAR - 40% CIR	15%	£-6,310,873	£-13,055,361	£-15,495,347	£-15,591,587	£-18,031,572	£-20,486,957
60% LAR - 40% CIR	20%	£-9,528,912	£-15,941,764	£-18,375,124	£-18,471,086	£-20,926,958	£-23,397,448
60% LAR - 40% CIR	25%	£-12,705,826	£-18,847,420	£-21,263,602	£-21,360,127	£-23,855,228	£-26,329,708
60% LAR - 40% CIR	30%	£-16,034,114	£-21,788,923	£-24,248,167	£-24,345,120	£-26,817,955	£-29,336,314
60% LAR - 40% CIR	35%	£-19,343,783	£-24,767,996	£-27,238,899	£-27,337,137	£-29,884,747	£-32,406,284
60% LAR - 40% CIR	40%	£-22,685,492	£-27,786,277	£-30,311,335	£-30,410,906	£-32,985,944	£-35,529,652
60% LAR - 40% CIR	45%	£-26,074,510	£-30,800,960	£-33,461,339	£-33,552,204	£-36,126,299	£-38,726,945
60% LAR - 40% CIR	50%	£-29,546,837	£-33,854,769	£-36,652,218	£-36,784,608	£-39,352,704	£-41,950,803

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£14,714,439	£6,973,215	£4,545,968	£4,450,169	£2,021,645	£-442,638
60% LAR - 40% CIR	5%	£11,581,981	£4,173,419	£1,751,662	£1,655,146	£-679,815	£-1,354,354
60% LAR - 40% CIR	10%	£8,430,036	£1,353,553	£-1,074,389	£-1,171,419	£-3,618,762	£-6,096,104
60% LAR - 40% CIR	15%	£5,249,984	£-1,494,304	£-3,924,490	£-4,030,730	£-6,470,715	£-8,936,100
60% LAR - 40% CIR	20%	£2,052,145	£-3,360,807	£-6,194,267	£-6,310,290	£-8,386,101	£-10,838,591
60% LAR - 40% CIR	25%	£-1,194,983	£-5,266,463	£-7,532,686	£-7,653,970	£-10,234,370	£-12,768,853
60% LAR - 40% CIR	30%	£-2,473,257	£-7,228,068	£-9,162,810	£-9,284,263	£-11,278,263	£-14,775,457
60% LAR - 40% CIR	35%	£-3,762,925	£-9,250,139	£-10,978,942	£-11,106,280	£-12,207,989	£-16,845,427
60% LAR - 40% CIR	40%	£-5,124,636	£-11,325,906	£-13,129,478	£-13,261,917	£-14,404,187	£-18,968,056
60% LAR - 40% CIR	45%	£-6,513,653	£-13,450,102	£-14,880,482	£-15,019,136	£-16,565,442	£-21,166,088
60% LAR - 40% CIR	50%	£-7,946,980	£-15,623,912	£-16,991,361	£-17,183,749	£-18,791,847	£-23,389,846

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£19,504,725	£11,763,501	£9,336,254	£9,240,454	£6,811,930	£4,247,647
60% LAR - 40% CIR	5%	£16,387,267	£8,963,404	£6,544,868	£6,449,434	£4,002,372	£1,544,932
60% LAR - 40% CIR	10%	£13,220,322	£6,143,838	£3,715,416	£3,618,866	£1,171,523	£-1,276,819
60% LAR - 40% CIR	15%	£10,040,270	£3,295,782	£855,796	£759,556	£-1,890,429	£-4,145,815
60% LAR - 40% CIR	20%	£6,822,430	£409,379	£-2,029,861	£-2,136,986	£-4,518,814	£-7,009,305
60% LAR - 40% CIR	25%	£3,585,317	£-2,496,277	£-4,942,410	£-5,039,584	£-7,504,085	£-9,976,565
60% LAR - 40% CIR	30%	£317,029	£-5,437,780	£-7,897,025	£-7,993,078	£-10,466,813	£-12,985,177
60% LAR - 40% CIR	35%	£-992,860	£-7,416,853	£-9,867,766	£-9,963,959	£-12,507,694	£-14,955,141
60% LAR - 40% CIR	40%	£-1,944,350	£-9,435,654	£-11,960,102	£-12,058,765	£-14,615,901	£-16,789,709
60% LAR - 40% CIR	45%	£-2,923,367	£-11,459,817	£-14,100,196	£-14,197,151	£-16,775,156	£-18,735,802
60% LAR - 40% CIR	50%	£-3,946,694	£-13,489,626	£-16,301,676	£-16,398,489	£-18,501,962	£-20,599,660

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£25,167,286	£17,466,072	£14,988,825	£14,883,068	£12,474,302	£10,010,219
60% LAR - 40% CIR	5%	£22,034,839	£14,626,976	£12,207,439	£12,112,006	£9,864,943	£7,209,503
60% LAR - 40% CIR	10%	£18,882,893	£11,806,410	£9,377,988	£9,281,438	£6,834,095	£4,386,753
60% LAR - 40% CIR	15%	£15,702,641	£8,958,253	£6,516,367	£6,422,127	£4,082,142	£1,516,757
60% LAR - 40% CIR	20%	£12,465,102	£6,071,060	£3,638,960	£3,543,629	£1,086,756	£-148,724
60% LAR - 40% CIR	25%	£9,247,888	£3,166,294	£720,162	£622,988	£-1,841,613	£-4,315,993
60% LAR - 40% CIR	30%	£5,979,600	£224,791	£-2,294,483	£-2,331,498	£-4,804,241	£-7,322,600
60% LAR - 40% CIR	35%	£2,669,932	£-2,746,881	£-5,225,184	£-5,323,423	£-7,646,032	£-10,092,576
60% LAR - 40% CIR	40%	£-671,776	£-5,773,083	£-8,297,621	£-8,397,193	£-10,951,330	£-13,516,138
60% LAR - 40% CIR	45%	£-1,660,796	£-7,877,245	£-11,437,625	£-11,538,579	£-14,112,585	£-16,713,221
60% LAR - 40% CIR	50%	£-2,653,122	£-9,991,055	£-14,638,604	£-14,760,892	£-17,338,990	£-19,937,089

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone B - £1,150 p/sf
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No Units	200
Site Area	0.29 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£35,404,052	£27,832,626	£25,213,351	£25,117,551	£22,690,304	£20,283,057
60% LAR : 40% CIR	5%	£32,054,057	£24,634,075	£22,205,538	£22,110,104	£19,691,567	£17,286,193
60% LAR : 40% CIR	10%	£28,684,574	£21,588,083	£19,177,522	£19,082,423	£16,663,696	£14,216,353
60% LAR : 40% CIR	15%	£25,295,772	£18,532,790	£16,128,879	£16,032,639	£13,592,653	£11,152,669
60% LAR : 40% CIR	20%	£21,887,818	£15,486,365	£13,030,012	£12,934,051	£10,500,690	£8,055,095
60% LAR : 40% CIR	25%	£18,433,036	£12,338,628	£9,911,166	£9,815,451	£7,375,253	£4,910,761
60% LAR : 40% CIR	30%	£14,956,878	£9,194,800	£6,760,271	£6,663,318	£4,204,074	£1,739,462
60% LAR : 40% CIR	35%	£11,450,370	£6,018,391	£3,563,678	£3,466,976	£1,999,562	£-1,515,380
60% LAR : 40% CIR	40%	£7,999,007	£2,798,237	£326,456	£226,380	£-229,267	£-841,355
60% LAR : 40% CIR	45%	£4,307,465	£-474,914	£-2,997,977	£-3,097,415	£-5,657,756	£-8,227,181
60% LAR : 40% CIR	50%	£667,441	£-3,841,069	£-6,400,121	£-6,500,970	£-9,089,309	£-11,687,407

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,504,338	£297,088	£2,686,364	£2,782,163	£5,208,410	£7,836,657
60% LAR : 40% CIR	5%	£4,154,343	£3,275,639	£5,769,177	£5,769,177	£6,203,147	£6,651,631
60% LAR : 40% CIR	10%	£794,880	£8,311,631	£8,722,192	£8,911,291	£11,236,010	£13,653,352
60% LAR : 40% CIR	15%	£-2,603,942	£9,366,524	£11,770,836	£11,867,075	£14,307,061	£16,747,048
60% LAR : 40% CIR	20%	£-6,911,896	£12,441,350	£14,869,702	£14,965,693	£17,399,024	£19,844,620
60% LAR : 40% CIR	25%	£-9,669,679	£15,561,026	£17,689,549	£17,684,263	£20,524,461	£22,968,954
60% LAR : 40% CIR	30%	£-12,942,638	£18,704,915	£21,139,443	£21,236,396	£23,655,641	£26,100,252
60% LAR : 40% CIR	35%	£-16,449,544	£21,881,323	£24,336,036	£24,432,798	£26,900,192	£29,415,094
60% LAR : 40% CIR	40%	£-20,000,707	£25,101,477	£27,611,259	£27,699,534	£30,192,961	£32,741,070
60% LAR : 40% CIR	45%	£-23,592,250	£28,374,628	£30,897,691	£30,997,120	£33,557,471	£36,126,895
60% LAR : 40% CIR	50%	£-27,232,273	£31,740,784	£34,289,836	£34,400,688	£36,689,023	£39,587,121

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£19,065,195	£11,293,769	£8,874,493	£8,778,694	£6,351,447	£3,924,200
60% LAR : 40% CIR	5%	£15,715,200	£3,285,216	£3,668,880	£3,771,247	£3,252,710	£2,710,536
60% LAR : 40% CIR	10%	£12,345,717	£5,249,226	£2,836,665	£2,743,566	£2,324,638	£2,122,955
60% LAR : 40% CIR	15%	£8,956,915	£2,193,033	£-209,978	£-306,218	£-2,746,204	£-5,186,189
60% LAR : 40% CIR	20%	£5,549,361	£-886,862	£-3,366,945	£-4,464,866	£-5,336,167	£-6,283,762
60% LAR : 40% CIR	25%	£2,094,739	£-4,000,629	£-6,427,692	£-6,523,406	£-8,963,594	£-11,428,096
60% LAR : 40% CIR	30%	£-1,381,979	£-7,144,058	£-9,578,586	£-9,675,539	£-12,134,783	£-14,599,399
60% LAR : 40% CIR	35%	£-4,988,487	£-10,320,466	£-12,775,779	£-12,871,941	£-15,339,295	£-17,854,237
60% LAR : 40% CIR	40%	£-8,439,859	£-13,540,601	£-16,010,601	£-16,108,417	£-18,631,224	£-21,160,212
60% LAR : 40% CIR	45%	£-12,031,392	£-16,813,771	£-19,336,834	£-19,436,272	£-21,996,614	£-24,568,038
60% LAR : 40% CIR	50%	£-15,871,416	£-20,179,927	£-22,738,978	£-22,839,628	£-26,428,166	£-29,026,204

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£23,855,481	£16,084,055	£13,664,779	£13,568,980	£11,141,733	£8,714,486
60% LAR : 40% CIR	5%	£20,506,466	£13,075,094	£10,666,666	£10,561,533	£8,142,996	£5,709,821
60% LAR : 40% CIR	10%	£17,136,003	£10,039,512	£7,626,990	£7,533,851	£5,115,124	£2,667,781
60% LAR : 40% CIR	15%	£13,747,201	£6,984,219	£4,589,308	£4,484,068	£2,044,082	£-395,903
60% LAR : 40% CIR	20%	£10,339,246	£3,939,793	£1,491,441	£1,385,479	£-304,266	£-635,473
60% LAR : 40% CIR	25%	£6,884,464	£90,057	£-1,637,406	£-1,733,120	£-4,173,308	£-6,637,610
60% LAR : 40% CIR	30%	£3,408,306	£-2,353,772	£-4,788,300	£-4,885,253	£-7,344,498	£-9,809,109
60% LAR : 40% CIR	35%	£-26,891	£-5,580,180	£-8,664,693	£-8,661,666	£-10,549,690	£-13,053,951
60% LAR : 40% CIR	40%	£-3,649,564	£-8,750,334	£-11,220,316	£-11,318,191	£-13,840,538	£-16,389,927
60% LAR : 40% CIR	45%	£-7,241,107	£-12,023,483	£-14,546,548	£-14,645,986	£-17,206,328	£-19,775,753
60% LAR : 40% CIR	50%	£-10,891,130	£-15,289,641	£-17,848,693	£-18,049,542	£-20,657,880	£-23,235,978

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£29,516,052	£21,746,526	£19,327,351	£19,231,351	£16,800,304	£14,377,057
60% LAR : 40% CIR	5%	£26,168,057	£18,739,075	£16,319,538	£16,224,104	£13,805,567	£11,372,163
60% LAR : 40% CIR	10%	£22,786,574	£15,702,083	£13,291,522	£13,196,423	£10,777,696	£8,330,353
60% LAR : 40% CIR	15%	£19,409,772	£12,646,790	£10,242,879	£10,146,639	£7,706,653	£5,266,669
60% LAR : 40% CIR	20%	£16,031,818	£9,592,265	£7,144,012	£7,048,161	£4,614,690	£2,160,065
60% LAR : 40% CIR	25%	£12,547,036	£6,452,628	£4,025,186	£3,929,451	£1,489,263	£-975,239
60% LAR : 40% CIR	30%	£9,070,878	£3,398,800	£874,271	£777,318	£-1,891,908	£-4,140,638
60% LAR : 40% CIR	35%	£5,564,370	£32,291	£-2,822,822	£-2,918,964	£-5,990,438	£-8,401,380
60% LAR : 40% CIR	40%	£2,013,007	£-3,087,763	£-5,557,544	£-5,655,620	£-8,178,367	£-10,727,355
60% LAR : 40% CIR	45%	£-1,578,530	£-6,360,914	£-8,883,977	£-8,983,415	£-11,543,756	£-14,113,181
60% LAR : 40% CIR	50%	£-5,216,659	£-9,727,069	£-12,296,121	£-12,396,619	£-14,976,369	£-17,573,497

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 200 Flats

Value Area	Zone B - £1,200 psf
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No Units	200
Site Area	0.29 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£39,714,125	£31,913,813	£29,523,045	£29,428,685	£27,018,830	£24,591,583
60% LAR : 40% CIR	5%	£36,711,235	£28,707,078	£26,317,637	£26,222,204	£23,803,667	£21,385,130
60% LAR : 40% CIR	10%	£32,600,256	£25,481,167	£23,073,194	£22,978,096	£20,567,534	£18,156,972
60% LAR : 40% CIR	15%	£28,993,915	£22,212,037	£19,808,722	£19,713,929	£17,310,614	£14,877,180
60% LAR : 40% CIR	20%	£25,389,423	£18,921,055	£16,524,395	£16,429,876	£14,026,113	£11,572,752
60% LAR : 40% CIR	25%	£21,723,947	£15,611,969	£13,197,499	£13,101,785	£10,674,923	£8,241,538
60% LAR : 40% CIR	30%	£18,036,083	£12,262,044	£9,839,759	£9,744,263	£7,312,798	£4,853,554
60% LAR : 40% CIR	35%	£14,321,049	£8,880,213	£6,450,352	£6,353,588	£3,898,877	£1,436,548
60% LAR : 40% CIR	40%	£10,570,798	£5,462,858	£3,011,980	£2,915,267	£445,918	£-22,073,540
60% LAR : 40% CIR	45%	£6,777,909	£2,001,797	£-481,646	£-581,083	£-3,104,147	£-5,862,934
60% LAR : 40% CIR	50%	£2,930,403	£-1,541,239	£-4,076,136	£-4,176,985	£-8,736,037	£-9,323,724

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,814,410	£4,014,088	£1,823,331	£1,528,971	£-880,885	£-3,308,132
60% LAR : 40% CIR	5%	£8,271,520	£907,354	£-1,862,871	£-1,877,841	£-2,084,617	£-2,514,884
60% LAR : 40% CIR	10%	£4,700,241	£-1,818,347	£-4,826,520	£-4,921,618	£-7,332,180	£-9,742,742
60% LAR : 40% CIR	15%	£1,094,200	£-5,687,877	£-8,090,902	£-8,185,785	£-10,589,100	£-13,022,534
60% LAR : 40% CIR	20%	£-2,581,792	£-8,976,529	£-11,375,319	£-11,469,838	£-13,893,602	£-16,326,952
60% LAR : 40% CIR	25%	£-5,175,077	£-12,228,348	£-14,602,816	£-14,707,629	£-17,225,362	£-19,658,177
60% LAR : 40% CIR	30%	£-7,863,632	£-15,437,671	£-18,059,955	£-18,165,452	£-20,586,916	£-23,048,161
60% LAR : 40% CIR	35%	£-10,578,685	£-18,619,501	£-21,449,363	£-21,546,126	£-24,008,338	£-26,463,467
60% LAR : 40% CIR	40%	£-13,268,819	£-22,456,858	£-24,987,755	£-24,984,347	£-27,453,796	£-29,913,254
60% LAR : 40% CIR	45%	£-16,121,805	£-25,997,917	£-28,381,360	£-28,480,798	£-31,003,862	£-33,562,649
60% LAR : 40% CIR	50%	£-19,989,312	£-29,440,954	£-31,975,850	£-32,076,699	£-33,635,751	£-37,223,439

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£23,375,268	£15,874,956	£13,184,188	£13,089,828	£10,679,973	£8,252,725
60% LAR : 40% CIR	5%	£19,852,377	£12,389,221	£9,973,780	£9,883,346	£7,464,810	£5,046,273
60% LAR : 40% CIR	10%	£16,261,398	£9,142,310	£6,730,337	£6,639,239	£4,228,677	£1,818,115
60% LAR : 40% CIR	15%	£12,655,057	£5,873,180	£3,469,865	£3,375,072	£971,757	£-1,461,677
60% LAR : 40% CIR	20%	£9,029,566	£2,592,228	£1,165,538	£91,017	£-2,388,744	£-4,786,105
60% LAR : 40% CIR	25%	£5,385,090	£-727,498	£-1,813,359	£-1,870,092	£-4,664,535	£-7,007,420
60% LAR : 40% CIR	30%	£1,697,225	£-2,076,814	£-4,490,098	£-4,594,594	£-9,026,059	£-11,485,304
60% LAR : 40% CIR	35%	£-1,917,808	£-4,459,644	£-8,888,505	£-8,985,299	£-12,439,981	£-14,902,310
60% LAR : 40% CIR	40%	£-4,128,819	£-8,476,899	£-13,426,898	£-13,463,560	£-18,962,609	£-20,912,397
60% LAR : 40% CIR	45%	£-6,360,048	£-11,437,060	£-16,820,503	£-16,919,941	£-21,443,004	£-23,001,792
60% LAR : 40% CIR	50%	£-8,408,455	£-14,880,995	£-20,414,993	£-20,515,842	£-23,074,894	£-25,662,689

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£28,165,553	£20,365,241	£17,974,274	£17,890,114	£15,470,258	£13,043,011
60% LAR : 40% CIR	5%	£24,852,963	£17,158,507	£14,769,096	£14,673,632	£12,255,095	£9,836,559
60% LAR : 40% CIR	10%	£21,051,684	£13,932,595	£11,524,623	£11,429,525	£9,018,962	£6,608,401
60% LAR : 40% CIR	15%	£17,445,343	£10,663,466	£8,260,151	£8,165,357	£5,762,043	£3,328,609
60% LAR : 40% CIR	20%	£13,819,851	£7,372,814	£4,975,824	£4,881,305	£2,457,541	£34,180
60% LAR : 40% CIR	25%	£10,175,376	£4,062,797	£1,648,927	£1,553,214	£-874,249	£-3,307,034
60% LAR : 40% CIR	30%	£6,487,511	£713,472	£-1,708,812	£-1,804,309	£-4,235,773	£-6,695,018
60% LAR : 40% CIR	35%	£2,772,478	£-2,880,369	£-5,966,290	£-6,061,893	£-9,440,695	£-11,812,034
60% LAR : 40% CIR	40%	£-9,077,706	£-6,085,714	£-10,876,899	£-10,972,608	£-14,653,214	£-17,022,111
60% LAR : 40% CIR	45%	£-14,770,662	£-9,546,774	£-12,030,217	£-12,129,655	£-16,652,719	£-17,211,508
60% LAR : 40% CIR	50%	£-18,618,169	£-13,089,811	£-15,624,707	£-15,726,557	£-18,284,608	£-20,872,298

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£33,626,725	£26,927,813	£23,837,045	£23,742,665	£21,132,859	£18,705,383
60% LAR : 40% CIR	5%	£30,285,235	£22,821,078	£20,451,637	£20,356,204	£17,917,689	£15,489,130
60% LAR : 40% CIR	10%	£26,714,256	£19,595,167	£17,187,194	£17,092,096	£14,681,534	£12,270,972
60% LAR : 40% CIR	15%	£23,107,915	£16,326,037	£13,922,722	£13,827,629	£11,424,614	£8,991,180
60% LAR : 40% CIR	20%	£19,492,423	£13,055,185	£10,658,595	£10,563,676	£8,120,113	£5,686,752
60% LAR : 40% CIR	25%	£15,837,947	£9,725,369	£7,311,499	£7,215,785	£4,788,323	£2,355,538
60% LAR : 40% CIR	30%	£12,150,083	£6,376,044	£3,953,759	£3,858,263	£1,426,798	£-1,032,446
60% LAR : 40% CIR	35%	£8,435,049	£2,994,213	£564,352	£467,589	£-1,967,783	£-4,449,452
60% LAR : 40% CIR	40%	£4,684,796	£-423,142	£-2,974,040	£-2,970,643	£-5,440,082	£-7,950,540
60% LAR : 40% CIR	45%	£991,909	£-3,884,203	£-6,367,645	£-6,467,083	£-9,900,147	£-11,649,934
60% LAR : 40% CIR	50%	£-2,995,697	£-7,427,239	£-9,962,136	£-10,062,695	£-12,622,097	£-14,309,724

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 200 Flats

Value Area	Zone B - £1,250 psf
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No Units	200
Site Area	0.29 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£44,022,694	£36,195,000	£33,804,232	£33,709,872	£31,319,104	£28,920,108
60% LAR : 40% CIR	5%	£40,284,375	£32,774,206	£30,392,017	£30,288,018	£27,915,765	£25,497,229
60% LAR : 40% CIR	10%	£36,486,861	£29,334,235	£26,959,902	£26,856,233	£24,463,207	£22,052,646
60% LAR : 40% CIR	15%	£32,690,318	£25,875,254	£23,487,970	£23,393,175	£20,989,860	£18,586,546
60% LAR : 40% CIR	20%	£28,849,028	£22,394,006	£19,987,216	£19,892,697	£17,485,907	£15,078,175
60% LAR : 40% CIR	25%	£24,987,015	£18,857,763	£16,466,782	£16,372,506	£13,980,655	£11,533,153
60% LAR : 40% CIR	30%	£21,106,187	£15,312,724	£12,907,003	£12,811,508	£10,389,223	£7,962,278
60% LAR : 40% CIR	35%	£17,180,311	£11,726,369	£9,310,549	£9,215,239	£6,785,549	£4,330,836
60% LAR : 40% CIR	40%	£13,226,573	£8,108,707	£5,676,861	£5,579,979	£3,129,081	£681,456
60% LAR : 40% CIR	45%	£9,227,050	£4,444,367	£1,996,571	£1,900,100	£-587,816	£-3,110,880
60% LAR : 40% CIR	50%	£5,187,003	£735,118	£-1,774,258	£-1,873,591	£-4,412,053	£-6,971,105

Residual Land values compared to benchmark land values

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£16,122,979	£8,295,286	£5,904,518	£5,810,157	£3,419,350	£1,020,394
60% LAR : 40% CIR	5%	£12,264,661	£4,874,492	£2,492,393	£2,398,393	£1,176,988	£-460,868
60% LAR : 40% CIR	10%	£8,387,147	£1,434,521	£-939,812	£-1,035,392	£-3,436,507	£-3,547,098
60% LAR : 40% CIR	15%	£4,790,604	£-2,024,460	£-4,411,745	£-4,506,539	£-8,900,854	£-9,313,169
60% LAR : 40% CIR	20%	£343,313	£5,515,769	£7,012,499	£8,007,018	£10,400,807	£12,821,540
60% LAR : 40% CIR	25%	£2,912,016	£9,641,911	£11,432,932	£11,527,308	£13,939,069	£16,366,522
60% LAR : 40% CIR	30%	£-6,793,528	£12,586,991	£14,992,711	£15,088,207	£17,510,492	£19,937,438
60% LAR : 40% CIR	35%	£-10,719,404	£16,171,343	£18,589,166	£18,684,475	£21,114,195	£23,559,878
60% LAR : 40% CIR	40%	£-14,673,141	£19,791,007	£22,323,153	£22,310,235	£24,770,884	£27,238,258
60% LAR : 40% CIR	45%	£-18,627,665	£23,455,347	£26,503,144	£26,599,615	£28,487,530	£31,010,594
60% LAR : 40% CIR	50%	£-22,712,711	£27,154,598	£29,673,972	£29,773,305	£32,311,767	£34,870,819

Residual Land values compared to benchmark land values

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£27,683,836	£19,856,143	£17,465,375	£17,371,015	£14,980,247	£12,581,251
60% LAR : 40% CIR	5%	£23,925,518	£16,436,349	£14,053,160	£13,959,160	£11,576,988	£9,178,572
60% LAR : 40% CIR	10%	£20,148,004	£12,995,378	£10,621,045	£10,527,376	£8,124,350	£5,713,789
60% LAR : 40% CIR	15%	£16,351,461	£9,536,397	£7,149,112	£7,054,318	£4,651,003	£2,247,688
60% LAR : 40% CIR	20%	£12,510,170	£6,045,140	£3,688,569	£3,593,840	£1,157,050	£-280,868
60% LAR : 40% CIR	25%	£8,648,157	£2,518,906	£1,127,925	£33,849	£-2,826,092	£-4,005,664
60% LAR : 40% CIR	30%	£4,767,330	£-1,026,134	£-3,431,854	£-3,527,349	£-6,949,635	£-8,376,579
60% LAR : 40% CIR	35%	£341,453	£4,610,488	£7,038,309	£7,124,618	£9,553,308	£12,008,021
60% LAR : 40% CIR	40%	£-1,112,894	£8,239,151	£10,662,276	£10,748,918	£13,299,777	£15,877,401
60% LAR : 40% CIR	45%	£-1,711,807	£11,894,490	£14,342,287	£14,428,758	£16,926,673	£19,445,737
60% LAR : 40% CIR	50%	£-1,181,854	£15,003,739	£18,113,415	£18,212,448	£20,789,919	£23,309,969

Residual Land values compared to benchmark land values

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£32,474,122	£24,646,429	£22,255,061	£22,161,300	£19,770,533	£17,371,537
60% LAR : 40% CIR	5%	£29,715,804	£21,225,335	£18,843,446	£18,749,446	£16,361,194	£13,948,957
60% LAR : 40% CIR	10%	£24,938,289	£17,785,664	£15,411,331	£15,317,661	£12,914,636	£10,504,074
60% LAR : 40% CIR	15%	£21,141,746	£14,326,683	£11,939,398	£11,844,604	£9,441,289	£7,037,974
60% LAR : 40% CIR	20%	£17,300,456	£10,853,434	£8,438,844	£8,344,125	£5,947,335	£3,529,803
60% LAR : 40% CIR	25%	£13,438,443	£7,399,192	£4,918,211	£4,823,935	£2,412,084	£-15,379
60% LAR : 40% CIR	30%	£9,557,615	£3,764,152	£1,398,432	£1,262,936	£-119,349	£-3,886,294
60% LAR : 40% CIR	35%	£5,651,789	£1,719,136	£-228,895	£-268,989	£-763,092	£-1,211,735
60% LAR : 40% CIR	40%	£1,678,002	£-439,884	£-5,871,980	£-5,968,293	£-8,419,491	£-10,887,115
60% LAR : 40% CIR	45%	£-2,321,522	£-7,104,205	£-9,552,001	£-9,648,472	£-12,136,387	£-14,659,451
60% LAR : 40% CIR	50%	£-3,981,698	£-10,813,483	£-13,322,830	£-13,422,162	£-16,969,624	£-18,819,676

Residual Land values compared to benchmark land values

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£38,136,694	£30,369,000	£27,918,232	£27,823,912	£25,433,104	£23,034,168
60% LAR : 40% CIR	5%	£34,378,375	£26,889,206	£24,506,017	£24,412,018	£22,023,765	£19,619,229
60% LAR : 40% CIR	10%	£30,600,861	£23,448,235	£21,073,902	£20,980,233	£18,577,207	£16,166,646
60% LAR : 40% CIR	15%	£26,804,318	£19,989,254	£17,601,970	£17,507,175	£15,103,880	£12,700,546
60% LAR : 40% CIR	20%	£22,983,028	£16,498,028	£14,101,616	£14,006,697	£11,600,907	£9,192,175
60% LAR : 40% CIR	25%	£19,101,015	£12,971,763	£10,580,782	£10,486,506	£8,074,655	£5,647,193
60% LAR : 40% CIR	30%	£15,220,187	£9,426,724	£7,091,003	£6,925,508	£4,503,223	£2,076,278
60% LAR : 40% CIR	35%	£11,294,311	£5,842,369	£3,424,549	£3,329,239	£999,549	£-216,866
60% LAR : 40% CIR	40%	£7,340,573	£2,222,707	£-209,419	£-306,021	£-2,758,919	£-4,224,544
60% LAR : 40% CIR	45%	£3,341,050	£-1,441,833	£-3,889,429	£-3,985,900	£-6,473,816	£-8,996,880
60% LAR : 40% CIR	50%	£-696,897	£-5,159,492	£-7,660,268	£-7,759,591	£-10,298,055	£-12,957,595

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone B - £1,300 psf
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No Units	200
Site Area	0.29 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£48,331,262	£40,461,416	£38,085,420	£37,991,059	£35,600,291	£33,209,524
60% LAR : 40% CIR	5%	£44,357,515	£36,841,334	£34,469,144	£34,365,145	£31,082,087	£29,600,767
60% LAR : 40% CIR	10%	£40,364,573	£33,187,304	£30,812,970	£30,719,301	£28,344,967	£25,948,318
60% LAR : 40% CIR	15%	£36,352,602	£29,514,263	£27,147,068	£27,053,698	£24,669,107	£22,265,752
60% LAR : 40% CIR	20%	£32,321,767	£25,822,377	£23,460,036	£23,365,516	£20,989,727	£18,561,937
60% LAR : 40% CIR	25%	£28,250,082	£22,104,157	£19,713,177	£19,618,901	£17,221,600	£14,819,527
60% LAR : 40% CIR	30%	£24,151,716	£18,342,691	£15,966,810	£15,862,749	£13,456,468	£11,034,182
60% LAR : 40% CIR	35%	£20,034,703	£14,562,996	£12,168,704	£12,063,396	£9,645,575	£7,217,510
60% LAR : 40% CIR	40%	£15,895,892	£10,737,774	£8,363,710	£8,228,660	£5,793,702	£3,342,993
60% LAR : 40% CIR	45%	£11,673,621	£6,880,451	£4,439,140	£4,342,669	£1,894,873	£-594,549
60% LAR : 40% CIR	50%	£7,419,304	£2,963,090	£505,602	£407,761	£-2,106,610	£-4,647,119

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£20,431,548	£12,561,702	£10,185,705	£10,091,345	£7,700,577	£5,309,809
60% LAR : 40% CIR	5%	£16,457,801	£8,941,620	£6,460,430	£6,465,431	£4,083,242	£1,701,953
60% LAR : 40% CIR	10%	£12,464,859	£5,287,590	£2,913,255	£2,818,587	£445,253	£-1,061,966
60% LAR : 40% CIR	15%	£8,452,887	£1,614,549	£-752,647	£-846,016	£-230,607	£-533,022
60% LAR : 40% CIR	20%	£4,422,053	£-207,337	£-4,440,878	£-4,544,198	£-9,040,987	£-13,337,777
60% LAR : 40% CIR	25%	£360,367	£-5,795,638	£-8,181,507	£-8,280,813	£-10,647,794	£-13,006,196
60% LAR : 40% CIR	30%	£-3,747,998	£-9,557,023	£-11,942,904	£-12,036,965	£-14,443,247	£-16,865,532
60% LAR : 40% CIR	35%	£-7,965,011	£-13,337,118	£-15,741,011	£-15,836,319	£-19,254,139	£-20,689,208
60% LAR : 40% CIR	40%	£-12,033,453	£-17,361,941	£-19,976,004	£-19,911,145	£-22,160,312	£-24,556,912
60% LAR : 40% CIR	45%	£-16,226,063	£-21,019,263	£-23,460,574	£-23,557,045	£-26,004,841	£-28,494,263
60% LAR : 40% CIR	50%	£-20,480,410	£-24,936,524	£-27,394,112	£-27,491,954	£-30,006,324	£-32,546,834

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£31,992,405	£24,122,559	£21,746,563	£21,652,202	£19,261,434	£16,870,667
60% LAR : 40% CIR	5%	£29,018,658	£20,292,177	£18,120,287	£18,026,298	£15,644,160	£13,253,393
60% LAR : 40% CIR	10%	£24,025,716	£16,848,447	£14,474,113	£14,380,444	£12,006,110	£9,609,461
60% LAR : 40% CIR	15%	£20,013,744	£13,175,406	£10,808,211	£10,714,841	£8,330,250	£5,926,935
60% LAR : 40% CIR	20%	£15,982,910	£9,463,520	£7,111,170	£7,016,659	£4,616,670	£2,223,080
60% LAR : 40% CIR	25%	£11,911,225	£5,765,289	£3,374,320	£3,280,044	£889,063	£-1,018,808
60% LAR : 40% CIR	30%	£7,812,859	£2,003,834	£-1,822,047	£-1,876,108	£-2,882,390	£-3,304,675
60% LAR : 40% CIR	35%	£3,695,346	£-1,776,281	£-4,180,193	£-4,276,482	£-6,093,282	£-7,121,947
60% LAR : 40% CIR	40%	£-442,965	£-5,601,694	£-8,013,147	£-8,110,297	£-10,545,165	£-12,066,054
60% LAR : 40% CIR	45%	£-1,465,236	£-9,458,408	£-11,899,717	£-11,996,188	£-14,443,984	£-16,933,408
60% LAR : 40% CIR	50%	£-4,919,953	£-13,375,787	£-15,833,285	£-15,931,098	£-18,448,467	£-20,989,977

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£36,782,691	£28,912,945	£26,536,848	£26,442,488	£24,051,720	£21,660,952
60% LAR : 40% CIR	5%	£32,808,944	£25,292,762	£22,910,573	£22,816,974	£20,424,365	£18,033,596
60% LAR : 40% CIR	10%	£28,816,001	£21,638,733	£19,264,398	£19,170,730	£16,796,396	£14,399,747
60% LAR : 40% CIR	15%	£24,804,030	£17,965,692	£15,598,496	£15,505,127	£13,120,536	£10,717,221
60% LAR : 40% CIR	20%	£20,773,196	£14,273,306	£11,901,465	£11,808,945	£9,410,156	£7,013,365
60% LAR : 40% CIR	25%	£16,701,510	£10,555,585	£8,164,605	£8,070,330	£5,679,349	£3,270,955
60% LAR : 40% CIR	30%	£12,603,145	£6,794,120	£4,408,239	£4,314,178	£1,907,856	£-514,389
60% LAR : 40% CIR	35%	£8,486,132	£3,014,025	£670,132	£516,824	£-892,988	£-1,331,053
60% LAR : 40% CIR	40%	£4,317,320	£-730,128	£-1,924,861	£-1,920,012	£-3,734,989	£-4,205,769
60% LAR : 40% CIR	45%	£1,265,050	£-4,668,120	£-7,109,431	£-7,205,902	£-9,653,699	£-12,143,120
60% LAR : 40% CIR	50%	£-2,129,287	£-8,585,482	£-11,042,970	£-11,140,811	£-13,658,181	£-16,165,691

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£42,445,262	£34,379,516	£32,189,420	£32,103,989	£28,714,281	£27,323,524
60% LAR : 40% CIR	5%	£38,471,515	£30,955,334	£28,573,144	£28,479,145	£25,089,657	£23,714,767
60% LAR : 40% CIR	10%	£34,478,573	£27,301,304	£24,926,970	£24,833,301	£22,458,967	£20,062,318
60% LAR : 40% CIR	15%	£30,486,602	£23,628,263	£21,261,088	£21,167,698	£18,793,107	£16,379,792
60% LAR : 40% CIR	20%	£26,435,767	£19,958,377	£17,664,036	£17,569,616	£15,072,727	£12,616,937
60% LAR : 40% CIR	25%	£22,364,082	£16,218,157	£15,827,177	£15,732,901	£13,341,920	£10,933,527
60% LAR : 40% CIR	30%	£18,265,716	£12,456,691	£10,070,810	£9,976,749	£7,570,468	£5,148,182
60% LAR : 40% CIR	35%	£14,148,703	£8,676,596	£6,272,704	£6,177,296	£3,769,575	£1,331,510
60% LAR : 40% CIR	40%	£9,979,892	£4,851,774	£2,437,710	£2,342,560	£-992,294	£-2,543,197
60% LAR : 40% CIR	45%	£5,787,621	£994,451	£-1,446,860	£-1,543,331	£-3,931,127	£-4,480,549
60% LAR : 40% CIR	50%	£1,433,304	£-6,929,919	£-9,580,398	£-9,678,296	£-12,992,610	£-16,533,119

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
No Units	575
Site Area	2.88 Ha

Value Area	Zone B - £300 psf
Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£55,863,639	£54,622,222	£28,806,418	£28,806,418	£22,843,194	£17,033,209
5%		£49,417,786	£29,060,365	£23,298,579	£23,040,855	£17,269,338	£11,414,340
10%		£42,899,509	£23,400,993	£17,650,704	£17,393,896	£11,579,051	£5,741,024
15%		£36,334,895	£17,684,073	£11,910,143	£11,650,251	£5,832,021	£56,002
20%		£29,670,689	£11,892,851	£6,092,671	£5,833,532	£28,203	£6,011,614
25%		£22,946,422	£6,009,748	£175,157	£38,598	£6,057,643	£12,110,218
30%		£16,113,471	£34,069	£5,918,934	£6,188,801	£12,226,189	£18,328,173
35%		£9,198,532	£6,130,170	£12,154,048	£12,423,383	£18,529,729	£24,688,735
40%		£2,169,140	£10,427,069	£18,529,627	£18,801,618	£24,977,462	£31,174,451
45%		£5,082,518	£18,878,116	£26,064,780	£25,341,561	£31,528,225	£37,714,889
50%		£12,545,888	£25,498,651	£31,676,763	£31,953,253	£38,131,364	£44,309,476

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£229,377,236	£246,118,653	£251,844,457	£252,103,159	£257,897,681	£263,707,668
5%		£221,563,089	£251,860,810	£247,442,266	£247,700,010	£253,491,537	£259,306,535
10%		£217,840,995	£257,330,862	£243,090,171	£243,348,919	£249,041,524	£254,599,851
15%		£214,405,980	£263,056,802	£238,830,732	£239,089,624	£244,782,054	£250,076,677
20%		£211,070,306	£268,948,024	£234,646,294	£234,905,343	£240,649,108	£245,752,489
25%		£207,784,453	£274,711,127	£230,545,718	£230,804,863	£236,649,418	£241,621,093
30%		£204,527,404	£280,706,806	£226,529,899	£226,789,276	£232,827,064	£237,690,048
35%		£271,542,343	£286,871,045	£222,594,923	£222,854,258	£229,099,604	£233,429,610
40%		£238,511,235	£293,167,864	£218,740,562	£218,999,892	£225,442,493	£229,315,526
45%		£205,523,393	£299,618,991	£214,905,655	£215,164,936	£221,889,100	£225,249,761
50%		£293,288,763	£306,239,528	£211,117,638	£211,376,923	£218,372,239	£224,350,351

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£108,546,111	£129,787,828	£135,513,332	£135,772,034	£141,566,556	£147,376,541
5%		£114,961,954	£135,969,945	£141,111,571	£141,370,273	£147,160,412	£152,965,410
10%		£121,509,841	£141,008,757	£146,759,046	£147,017,854	£152,800,699	£158,368,726
15%		£128,074,855	£146,725,877	£152,499,607	£152,758,499	£158,577,729	£164,065,752
20%		£134,759,081	£152,216,886	£158,317,079	£158,575,971	£164,433,983	£170,042,364
25%		£141,463,328	£158,000,002	£164,234,583	£164,493,238	£170,457,293	£176,519,368
30%		£148,296,279	£164,375,681	£170,268,884	£170,528,551	£176,639,939	£182,737,623
35%		£155,211,218	£170,539,500	£176,503,798	£176,763,432	£182,935,478	£189,098,485
40%		£162,240,610	£176,888,809	£182,938,177	£183,211,368	£189,392,212	£195,584,201
45%		£169,492,268	£183,287,866	£189,474,530	£189,751,311	£195,937,975	£202,124,639
50%		£176,958,636	£189,908,401	£196,088,613	£196,365,003	£202,841,114	£208,719,226

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£30,343,861	£81,589,278	£97,311,082	£97,569,784	£93,368,306	£99,174,291
5%		£66,169,114	£155,969,945	£192,998,921	£193,166,636	£198,938,162	£204,735,160
10%		£73,307,591	£192,806,597	£238,556,796	£238,724,511	£244,500,037	£250,307,035
15%		£79,872,895	£238,523,427	£284,217,371	£284,385,086	£290,170,612	£296,007,610
20%		£86,538,611	£284,240,202	£329,878,146	£330,045,861	£335,840,387	£341,697,385
25%		£93,281,078	£329,956,977	£375,538,921	£375,706,636	£381,510,912	£387,397,910
30%		£100,094,029	£375,673,807	£421,200,696	£421,368,411	£427,272,937	£433,209,935
35%		£107,000,980	£421,390,637	£466,864,471	£467,032,186	£473,007,462	£479,004,460
40%		£114,038,930	£467,107,467	£512,525,246	£512,692,961	£518,747,402	£524,824,400
45%		£121,200,018	£512,824,297	£558,186,021	£558,353,736	£564,418,177	£570,524,175
50%		£128,539,288	£558,541,127	£603,846,796	£604,014,511	£610,069,018	£616,215,016

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
0%		£4,882,266	£4,882,266	£5,381,497	£5,381,497	£5,880,728	£5,880,728
5%		£9,810,089	£30,167,510	£35,829,226	£36,187,010	£41,855,837	£47,513,535
10%		£16,327,966	£35,829,226	£41,577,171	£41,934,955	£47,603,782	£53,261,480
15%		£22,892,960	£41,577,171	£47,325,122	£47,682,906	£53,451,729	£59,109,427
20%		£29,507,954	£47,325,122	£53,073,073	£53,430,857	£59,299,804	£65,057,475
25%		£36,162,948	£53,073,073	£58,821,024	£59,178,808	£65,147,751	£71,005,022
30%		£42,857,942	£58,821,024	£64,568,975	£64,926,759	£71,005,022	£76,952,569
35%		£49,592,936	£64,568,975	£70,316,926	£70,674,710	£76,952,569	£82,900,116
40%		£56,367,930	£70,316,926	£76,064,877	£76,422,661	£82,900,116	£88,847,663
45%		£63,192,924	£76,064,877	£81,812,828	£82,170,612	£88,847,663	£94,795,210
50%		£70,067,918	£81,812,828	£87,560,779	£87,918,563	£94,795,210	£100,742,757

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone B - £950 psf
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No Units	575
Site Area	2.88 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£67,714,210	£46,823,192	£40,853,084	£40,598,270	£34,890,834	£26,143,597
60% LAR - 40% CIR	5%	£90,104,957	£40,401,749	£34,716,981	£34,463,121	£28,750,516	£22,987,089
60% LAR - 40% CIR	10%	£53,648,818	£34,195,423	£28,531,556	£28,278,607	£22,529,040	£16,778,751
60% LAR - 40% CIR	15%	£46,522,478	£27,942,009	£22,233,970	£21,977,985	£16,247,196	£10,438,327
60% LAR - 40% CIR	20%	£39,311,523	£21,595,154	£15,862,744	£15,607,590	£9,844,081	£4,040,470
60% LAR - 40% CIR	25%	£32,045,843	£15,179,883	£9,424,009	£9,165,540	£3,375,282	£-2,534,927
60% LAR - 40% CIR	30%	£24,688,439	£8,684,455	£2,889,127	£2,627,312	£-3,279,254	£-9,279,696
60% LAR - 40% CIR	35%	£17,208,666	£2,063,563	£-3,838,296	£-4,103,583	£-10,105,084	£-16,161,928
60% LAR - 40% CIR	40%	£9,847,213	£-4,737,532	£-10,738,740	£-11,007,627	£-17,078,157	£-23,211,906
60% LAR - 40% CIR	45%	£1,948,239	£-11,713,034	£-17,796,006	£-18,068,627	£-24,229,224	£-30,415,888
60% LAR - 40% CIR	50%	£-6,005,957	£-18,863,196	£-25,041,307	£-25,317,798	£-31,496,909	£-37,674,020

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£213,026,685	£234,217,683	£239,887,791	£240,142,805	£245,880,041	£251,597,278
60% LAR - 40% CIR	5%	£220,035,916	£240,838,126	£246,023,814	£246,277,754	£251,981,358	£257,752,886
60% LAR - 40% CIR	10%	£227,052,057	£246,545,452	£250,209,319	£250,462,288	£255,811,836	£261,562,124
60% LAR - 40% CIR	15%	£234,218,397	£252,788,866	£253,506,905	£253,760,870	£259,002,679	£264,702,548
60% LAR - 40% CIR	20%	£241,429,352	£259,145,121	£256,858,131	£257,112,096	£262,354,194	£267,700,406
60% LAR - 40% CIR	25%	£248,685,232	£265,501,966	£260,216,868	£260,470,935	£265,705,963	£270,279,822
60% LAR - 40% CIR	30%	£256,072,438	£271,876,420	£263,578,148	£263,832,215	£269,057,129	£272,859,271
60% LAR - 40% CIR	35%	£263,532,209	£278,277,312	£266,943,171	£267,197,238	£272,412,959	£275,438,803
60% LAR - 40% CIR	40%	£271,059,652	£284,718,207	£270,318,215	£270,572,282	£275,819,032	£280,018,281
60% LAR - 40% CIR	45%	£278,762,636	£291,213,102	£273,703,258	£273,957,325	£280,220,076	£284,602,826
60% LAR - 40% CIR	50%	£286,746,832	£297,804,011	£277,118,282	£277,372,349	£284,632,071	£289,213,855

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£36,895,540	£117,888,558	£123,556,668	£123,811,480	£129,519,816	£135,298,153
60% LAR - 40% CIR	5%	£103,035,916	£124,838,126	£130,523,814	£130,778,754	£136,487,196	£142,247,886
60% LAR - 40% CIR	10%	£110,760,952	£130,214,327	£135,876,194	£136,131,143	£141,880,710	£147,630,999
60% LAR - 40% CIR	15%	£117,887,272	£136,467,741	£141,175,780	£141,430,729	£146,925,254	£152,651,423
60% LAR - 40% CIR	20%	£124,958,227	£142,613,986	£146,427,008	£146,681,957	£151,970,000	£157,842,280
60% LAR - 40% CIR	25%	£132,045,107	£148,760,867	£151,678,194	£151,933,143	£156,984,679	£162,847,548
60% LAR - 40% CIR	30%	£139,141,311	£154,915,295	£156,933,330	£157,188,279	£161,990,000	£167,852,826
60% LAR - 40% CIR	35%	£147,201,084	£161,070,187	£162,248,468	£162,503,417	£166,995,254	£172,807,548
60% LAR - 40% CIR	40%	£154,261,857	£167,225,079	£167,503,604	£167,758,553	£171,999,729	£178,812,280
60% LAR - 40% CIR	45%	£162,461,511	£173,379,971	£172,758,742	£173,013,691	£177,995,000	£184,767,548
60% LAR - 40% CIR	50%	£170,818,207	£179,534,863	£178,913,817	£179,168,766	£183,990,254	£190,722,826

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£48,483,290	£69,884,308	£75,354,216	£75,609,230	£81,316,886	£87,063,003
60% LAR - 40% CIR	5%	£55,502,543	£75,855,151	£81,325,059	£81,580,073	£87,288,729	£93,034,846
60% LAR - 40% CIR	10%	£62,558,682	£81,826,007	£87,295,904	£87,550,918	£93,259,674	£99,015,791
60% LAR - 40% CIR	15%	£69,655,022	£87,806,864	£93,276,750	£93,531,764	£99,300,600	£105,286,818
60% LAR - 40% CIR	20%	£76,791,362	£93,797,721	£99,267,606	£99,522,620	£105,341,526	£111,612,966
60% LAR - 40% CIR	25%	£84,067,702	£99,808,578	£105,278,452	£105,533,466	£111,392,372	£118,004,114
60% LAR - 40% CIR	30%	£91,494,042	£105,839,435	£111,309,308	£111,564,322	£117,543,218	£124,555,262
60% LAR - 40% CIR	35%	£99,070,382	£111,880,292	£117,350,154	£117,605,168	£123,604,064	£131,276,410
60% LAR - 40% CIR	40%	£106,806,722	£117,931,149	£123,401,000	£123,656,014	£129,674,906	£139,142,558
60% LAR - 40% CIR	45%	£114,703,062	£124,002,006	£129,461,846	£129,716,860	£135,745,752	£145,263,706
60% LAR - 40% CIR	50%	£122,869,402	£130,092,863	£135,532,692	£135,787,706	£141,836,598	£151,414,854

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,496,335	£12,099,885	£13,877,997	£13,928,841	£15,706,953	£17,595,065
60% LAR - 40% CIR	5%	£1,477,082	£18,526,126	£20,510,814	£20,561,658	£22,340,770	£24,228,882
60% LAR - 40% CIR	10%	£3,579,507	£25,032,452	£26,696,319	£26,747,163	£28,526,275	£30,414,387
60% LAR - 40% CIR	15%	£12,705,507	£31,285,866	£36,950,905	£37,001,749	£38,780,861	£40,668,973
60% LAR - 40% CIR	20%	£19,916,352	£37,539,280	£43,204,869	£43,255,713	£45,034,825	£46,922,937
60% LAR - 40% CIR	25%	£27,182,232	£43,792,694	£49,459,833	£49,510,677	£51,290,789	£53,178,891
60% LAR - 40% CIR	30%	£34,559,436	£50,046,108	£55,714,807	£55,765,651	£57,544,763	£59,432,875
60% LAR - 40% CIR	35%	£42,019,206	£56,299,522	£61,969,771	£62,020,615	£63,800,727	£65,688,839
60% LAR - 40% CIR	40%	£49,580,662	£62,552,936	£68,224,735	£68,275,579	£70,054,691	£71,942,803
60% LAR - 40% CIR	45%	£57,270,636	£68,806,350	£74,479,700	£74,530,544	£76,310,656	£78,200,768
60% LAR - 40% CIR	50%	£65,083,832	£75,060,764	£80,734,664	£80,785,508	£82,565,620	£84,455,732

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone B - £1,000 psf
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No Units	575
Site Area	2.88 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£79,472,636	£58,316,035	£42,695,275	£52,444,291	£46,822,632	£41,121,697
60% LAR - 40% CIR	5%	£71,927,008	£51,625,049	£46,025,697	£45,775,672	£40,119,717	£34,434,929
60% LAR - 40% CIR	10%	£64,314,332	£44,886,323	£39,276,024	£39,023,076	£33,359,207	£27,664,184
60% LAR - 40% CIR	15%	£56,619,239	£38,089,562	£32,444,900	£32,192,763	£26,527,862	£20,797,093
60% LAR - 40% CIR	20%	£48,878,175	£31,192,600	£25,583,684	£25,303,438	£19,580,430	£13,855,530
60% LAR - 40% CIR	25%	£41,043,406	£24,249,488	£18,554,141	£18,299,557	£12,579,800	£6,795,940
60% LAR - 40% CIR	30%	£33,141,231	£17,184,064	£11,480,114	£11,222,233	£5,452,980	£-380,633
60% LAR - 40% CIR	35%	£25,131,257	£10,046,120	£4,283,778	£4,032,404	£-1,823,459	£-7,786,786
60% LAR - 40% CIR	40%	£17,028,921	£2,796,725	£-3,077,434	£-3,342,282	£-9,319,279	£-16,354,697
60% LAR - 40% CIR	45%	£8,803,138	£-4,666,929	£-10,656,373	£-10,924,897	£-16,987,273	£-23,116,887
60% LAR - 40% CIR	50%	£419,537	£-12,332,436	£-18,417,697	£-18,690,033	£-24,860,453	£-31,038,565

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£201,294,239	£222,423,949	£228,045,600	£228,298,584	£233,318,243	£239,819,178
60% LAR - 40% CIR	5%	£208,813,667	£229,119,606	£234,015,174	£234,965,203	£240,821,158	£246,305,946
60% LAR - 40% CIR	10%	£216,426,543	£235,854,552	£241,464,861	£241,711,799	£247,361,668	£253,076,691
60% LAR - 40% CIR	15%	£224,121,638	£242,651,313	£248,295,975	£248,548,112	£254,212,993	£259,943,782
60% LAR - 40% CIR	20%	£231,862,700	£249,548,269	£255,182,191	£255,437,438	£261,190,445	£266,895,048
60% LAR - 40% CIR	25%	£239,607,469	£256,401,381	£262,106,234	£262,364,318	£267,161,075	£272,844,933
60% LAR - 40% CIR	30%	£247,359,644	£263,256,811	£269,050,761	£269,312,842	£272,887,895	£278,512,508
60% LAR - 40% CIR	35%	£255,109,618	£270,094,755	£276,051,097	£276,318,471	£278,544,334	£284,097,690
60% LAR - 40% CIR	40%	£262,861,254	£277,044,150	£283,018,209	£283,289,157	£285,360,154	£290,895,571
60% LAR - 40% CIR	45%	£270,617,737	£284,007,604	£290,049,248	£290,324,248	£292,366,772	£298,187,762
60% LAR - 40% CIR	50%	£278,381,358	£291,073,311	£297,156,572	£297,436,936	£299,430,936	£305,601,328

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£84,937,114	£106,992,815	£111,714,475	£111,965,459	£117,597,118	£123,298,053
60% LAR - 40% CIR	5%	£82,462,742	£104,184,701	£109,384,053	£109,635,078	£115,266,765	£120,967,621
60% LAR - 40% CIR	10%	£100,095,418	£110,523,427	£125,133,728	£125,386,674	£131,050,543	£136,745,566
60% LAR - 40% CIR	15%	£107,790,511	£126,320,188	£131,964,850	£132,216,987	£137,881,868	£143,512,657
60% LAR - 40% CIR	20%	£115,531,576	£133,211,144	£138,851,968	£139,103,911	£144,893,520	£150,553,680
60% LAR - 40% CIR	25%	£123,265,344	£140,100,262	£145,855,058	£146,107,993	£151,829,950	£157,813,810
60% LAR - 40% CIR	30%	£131,000,519	£147,025,686	£152,920,636	£153,173,517	£158,956,770	£164,790,383
60% LAR - 40% CIR	35%	£138,738,403	£154,003,650	£160,119,972	£160,373,346	£166,233,209	£172,196,535
60% LAR - 40% CIR	40%	£146,481,229	£161,043,026	£167,487,184	£167,742,032	£173,591,029	£179,764,447
60% LAR - 40% CIR	45%	£154,230,612	£168,142,429	£175,066,123	£175,324,647	£181,997,023	£187,526,637
60% LAR - 40% CIR	50%	£161,980,819	£175,292,196	£182,827,487	£183,089,783	£189,779,203	£195,448,316

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£36,734,884	£57,960,565	£63,312,226	£63,763,209	£69,384,988	£75,085,803
60% LAR - 40% CIR	5%	£34,260,492	£55,152,701	£60,503,858	£60,954,841	£66,576,619	£72,267,434
60% LAR - 40% CIR	10%	£51,893,168	£71,321,177	£76,931,476	£77,382,459	£82,994,238	£88,585,053
60% LAR - 40% CIR	15%	£59,526,261	£78,117,938	£93,762,000	£94,213,083	£99,824,862	£105,415,677
60% LAR - 40% CIR	20%	£67,161,064	£85,014,894	£109,892,522	£110,343,605	£115,955,384	£121,546,199
60% LAR - 40% CIR	25%	£74,800,519	£92,020,636	£126,223,044	£126,674,127	£132,286,906	£137,877,721
60% LAR - 40% CIR	30%	£82,449,974	£99,142,379	£142,755,566	£143,206,649	£148,818,428	£154,409,243
60% LAR - 40% CIR	35%	£90,100,429	£106,384,122	£159,487,088	£159,938,171	£165,550,950	£171,141,058
60% LAR - 40% CIR	40%	£97,751,884	£113,744,865	£176,418,610	£176,869,693	£182,482,472	£188,073,287
60% LAR - 40% CIR	45%	£105,403,339	£121,226,608	£193,550,132	£194,001,215	£199,614,994	£205,205,709
60% LAR - 40% CIR	50%	£113,054,794	£128,838,351	£210,881,654	£211,332,737	£217,046,516	£222,637,331

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£20,244,761	£27,836,880	£33,822,880	£34,273,863	£40,885,642	£46,586,426
60% LAR - 40% CIR	5%	£17,770,369	£25,028,916	£30,014,911	£30,465,894	£37,077,673	£42,778,457
60% LAR - 40% CIR	10%	£25,405,457	£31,211,552	£36,200,176	£36,651,159	£43,261,947	£48,952,731
60% LAR - 40% CIR	15%	£33,040,546	£37,404,188	£42,435,460	£42,886,443	£49,477,240	£55,163,024
60% LAR - 40% CIR	20%	£40,675,635	£43,606,824	£48,670,744	£49,121,727	£55,687,532	£61,373,318
60% LAR - 40% CIR	25%	£48,310,724	£49,819,460	£54,905,028	£55,356,011	£61,897,824	£67,578,604
60% LAR - 40% CIR	30%	£55,945,813	£56,032,096	£61,139,312	£61,590,295	£68,108,116	£73,800,390
60% LAR - 40% CIR	35%	£63,580,902	£62,244,732	£67,373,596	£67,824,579	£74,318,408	£79,521,174
60% LAR - 40% CIR	40%	£71,216,991	£68,457,368	£73,607,880	£74,058,863	£80,528,600	£85,732,960
60% LAR - 40% CIR	45%	£78,852,080	£74,670,004	£79,842,164	£80,293,147	£86,738,892	£91,943,252
60% LAR - 40% CIR	50%	£86,487,169	£80,882,640	£86,076,448	£86,527,431	£92,949,184	£98,153,544

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone B - £1,050 psf
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No Units	575
Site Area	2.88 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£91,195,835	£69,993,209	£64,456,037	£64,208,824	£58,616,375	£52,994,715
60% LAR : 40% CIR	5%	£83,968,276	£62,771,392	£57,229,754	£56,979,729	£51,380,377	£45,776,313
60% LAR : 40% CIR	10%	£74,890,084	£55,500,692	£49,921,946	£49,672,799	£44,094,052	£38,439,808
60% LAR : 40% CIR	15%	£66,666,162	£48,125,897	£42,566,070	£42,317,721	£36,695,656	£31,050,995
60% LAR : 40% CIR	20%	£58,350,631	£40,705,177	£35,116,095	£34,868,687	£29,237,537	£23,553,360
60% LAR : 40% CIR	25%	£49,979,526	£33,203,212	£27,581,695	£27,341,137	£21,673,816	£15,976,880
60% LAR : 40% CIR	30%	£41,531,005	£25,617,480	£19,967,964	£19,713,959	£14,031,411	£8,286,640
60% LAR : 40% CIR	35%	£32,984,282	£17,932,827	£12,261,482	£12,004,109	£6,247,767	£449,802
60% LAR : 40% CIR	40%	£24,335,348	£10,155,221	£4,413,113	£4,155,166	£-1,892,984	£-7,930,930
60% LAR : 40% CIR	45%	£15,573,515	£2,246,949	£-3,628,968	£-3,893,457	£-9,868,236	£-15,905,919
60% LAR : 40% CIR	50%	£6,666,792	£-5,912,624	£-11,906,430	£-12,174,671	£-18,292,530	£-24,403,109

Residual Land values compared to benchmark land values

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£189,549,040	£210,747,658	£216,284,838	£216,332,351	£222,124,300	£227,748,160
60% LAR : 40% CIR	5%	£181,672,568	£217,869,493	£223,611,121	£223,761,446	£229,360,498	£234,984,262
60% LAR : 40% CIR	10%	£205,859,791	£225,240,183	£230,819,929	£231,069,076	£236,646,623	£242,301,097
60% LAR : 40% CIR	15%	£214,074,713	£232,614,978	£238,174,805	£238,423,154	£244,045,219	£249,699,880
60% LAR : 40% CIR	20%	£222,382,244	£240,035,698	£245,624,780	£245,876,188	£251,503,338	£257,187,516
60% LAR : 40% CIR	25%	£231,713,349	£247,537,063	£253,148,960	£253,399,728	£259,067,669	£264,763,966
60% LAR : 40% CIR	30%	£239,209,870	£255,123,395	£260,772,911	£261,026,916	£266,709,464	£272,427,235
60% LAR : 40% CIR	35%	£247,759,593	£262,808,049	£268,470,393	£268,726,766	£274,493,108	£280,291,073
60% LAR : 40% CIR	40%	£256,409,527	£270,585,454	£276,330,763	£276,587,709	£282,423,369	£288,371,895
60% LAR : 40% CIR	45%	£265,167,360	£278,493,026	£284,369,843	£284,634,332	£290,509,111	£296,646,794
60% LAR : 40% CIR	50%	£274,074,083	£286,533,499	£292,647,305	£292,915,546	£298,993,405	£305,143,884

Residual Land values compared to benchmark land values

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£73,213,615	£84,416,541	£99,953,713	£100,200,936	£105,793,375	£111,418,035
60% LAR : 40% CIR	5%	£61,541,474	£107,658,558	£107,179,268	£107,430,021	£113,029,373	£118,653,457
60% LAR : 40% CIR	10%	£90,519,668	£108,909,058	£114,487,804	£114,736,951	£120,359,942	£126,009,942
60% LAR : 40% CIR	15%	£97,743,588	£116,283,853	£121,843,680	£122,092,029	£127,714,984	£133,358,755
60% LAR : 40% CIR	20%	£108,051,118	£123,704,573	£129,269,655	£129,518,003	£135,172,013	£140,856,380
60% LAR : 40% CIR	25%	£114,430,224	£131,205,538	£136,817,855	£137,066,813	£142,756,594	£148,432,870
60% LAR : 40% CIR	30%	£122,878,745	£138,792,270	£144,441,786	£144,695,791	£150,378,339	£156,141,110
60% LAR : 40% CIR	35%	£131,425,488	£146,476,923	£152,148,268	£152,405,841	£158,161,983	£163,959,948
60% LAR : 40% CIR	40%	£140,074,402	£154,254,529	£159,899,637	£160,156,884	£164,062,134	£170,040,684
60% LAR : 40% CIR	45%	£148,838,238	£162,162,801	£168,038,718	£168,303,207	£174,277,986	£180,315,669
60% LAR : 40% CIR	50%	£157,749,958	£170,322,374	£176,316,180	£176,584,421	£182,692,280	£189,872,859

Residual Land values compared to benchmark land values

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£25,911,685	£48,214,291	£51,797,483	£51,998,076	£57,591,126	£63,212,788
60% LAR : 40% CIR	5%	£31,139,274	£55,438,108	£59,077,466	£59,277,717	£64,877,123	£70,511,197
60% LAR : 40% CIR	10%	£41,317,418	£60,706,808	£66,285,554	£66,534,701	£72,113,448	£77,767,692
60% LAR : 40% CIR	15%	£49,541,338	£68,081,803	£73,641,430	£73,889,779	£79,511,944	£85,159,505
60% LAR : 40% CIR	20%	£57,848,859	£75,502,233	£81,093,055	£81,342,613	£86,909,863	£92,554,140
60% LAR : 40% CIR	25%	£66,227,074	£83,004,288	£88,515,605	£88,766,363	£94,533,684	£100,230,620
60% LAR : 40% CIR	30%	£74,676,495	£90,590,020	£96,239,536	£96,493,541	£102,176,989	£107,938,880
60% LAR : 40% CIR	35%	£83,228,216	£98,274,877	£103,946,019	£104,203,861	£109,895,733	£115,751,688
60% LAR : 40% CIR	40%	£91,872,152	£106,062,279	£111,797,387	£112,054,334	£117,889,584	£123,836,430
60% LAR : 40% CIR	45%	£100,633,989	£113,960,551	£119,836,468	£120,100,957	£126,075,736	£132,113,419
60% LAR : 40% CIR	50%	£109,546,708	£122,120,124	£128,113,930	£128,382,471	£134,460,030	£140,810,609

Residual Land values compared to benchmark land values

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£31,987,960	£10,786,334	£5,228,162	£4,389,349	£1,811,388	£88,856,666
60% LAR : 40% CIR	5%	£20,840,401	£3,543,617	£-1,989,191	£-2,238,146	£-7,847,498	£-13,451,552
60% LAR : 40% CIR	10%	£15,662,209	£3,727,183	£-9,305,929	£-9,555,076	£-15,133,823	£-20,788,067
60% LAR : 40% CIR	15%	£7,438,287	£11,701,978	£-16,981,905	£-16,910,154	£-22,532,219	£-28,176,880
60% LAR : 40% CIR	20%	£-8,888,684	£19,522,676	£-24,111,760	£-24,463,198	£-29,960,348	£-36,074,518
60% LAR : 40% CIR	25%	£-9,248,340	£26,024,663	£-31,635,980	£-31,886,738	£-37,554,059	£-44,250,995
60% LAR : 40% CIR	30%	£-17,898,870	£33,010,395	£-39,259,911	£-39,513,915	£-45,196,484	£-50,859,235
60% LAR : 40% CIR	35%	£-26,243,493	£41,205,048	£-46,866,993	£-47,223,186	£-52,980,108	£-58,776,073
60% LAR : 40% CIR	40%	£-34,892,527	£49,072,654	£-54,817,762	£-55,074,709	£-60,910,259	£-66,858,805
60% LAR : 40% CIR	45%	£-43,854,360	£56,980,326	£-62,866,843	£-63,121,332	£-68,096,111	£-73,133,794
60% LAR : 40% CIR	50%	£-52,861,983	£65,140,499	£-71,134,905	£-71,462,846	£-77,480,465	£-83,630,984

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone B - £1,100 psf
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No Units	575
Site Area	2.88 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£102,800,865	£81,821,691	£76,117,115	£75,869,902	£70,332,729	£64,788,458
60% LAR - 40% CIR	5%	£94,150,447	£73,849,416	£68,334,218	£68,087,650	£62,572,750	£56,985,062
60% LAR - 40% CIR	10%	£85,443,121	£65,998,411	£60,503,507	£60,258,105	£54,708,421	£49,129,675
60% LAR - 40% CIR	15%	£76,634,666	£58,101,721	£52,590,752	£52,342,402	£46,782,575	£41,198,545
60% LAR - 40% CIR	20%	£67,799,083	£50,140,172	£44,567,593	£44,349,963	£38,788,176	£33,161,027
60% LAR - 40% CIR	25%	£58,967,455	£42,094,297	£36,545,619	£36,294,860	£30,683,644	£25,046,074
60% LAR - 40% CIR	30%	£49,850,765	£33,974,289	£28,377,144	£28,126,956	£22,497,857	£16,815,310
60% LAR - 40% CIR	35%	£40,714,787	£25,746,408	£20,124,698	£19,871,192	£14,201,362	£8,463,130
60% LAR - 40% CIR	40%	£31,983,979	£17,426,664	£11,767,878	£11,511,663	£5,766,554	£0
60% LAR - 40% CIR	45%	£22,811,181	£8,992,237	£3,256,701	£3,000,102	£-2,855,498	£-8,811,575
60% LAR - 40% CIR	50%	£12,844,127	£405,155	£-5,492,389	£-5,757,613	£-11,751,419	£-17,815,028

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£177,940,010	£199,110,184	£204,623,760	£204,370,973	£210,408,148	£219,952,417
60% LAR - 40% CIR	5%	£168,599,426	£200,891,458	£212,606,661	£212,352,865	£218,388,125	£223,745,793
60% LAR - 40% CIR	10%	£155,207,754	£174,742,464	£200,437,368	£200,182,770	£205,024,454	£201,611,200
60% LAR - 40% CIR	15%	£124,106,209	£122,639,154	£228,150,123	£228,398,473	£233,958,300	£239,542,327
60% LAR - 40% CIR	20%	£121,961,702	£130,600,703	£236,143,282	£236,390,912	£241,952,689	£247,579,848
60% LAR - 40% CIR	25%	£21,874,420	£29,558,576	£44,135,256	£44,446,015	£20,607,431	£25,002,931
60% LAR - 40% CIR	30%	£230,890,110	£246,766,589	£252,363,731	£252,613,910	£258,243,018	£263,925,565
60% LAR - 40% CIR	35%	£239,969,088	£254,994,467	£260,616,177	£260,869,083	£266,539,513	£272,277,745
60% LAR - 40% CIR	40%	£249,156,696	£263,214,231	£268,972,907	£269,229,212	£274,914,521	£280,753,381
60% LAR - 40% CIR	45%	£258,455,694	£271,748,638	£277,484,174	£277,740,773	£283,596,373	£289,552,450
60% LAR - 40% CIR	50%	£267,896,748	£280,335,720	£286,233,264	£286,498,458	£292,492,294	£298,555,803

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£81,908,885	£82,788,959	£88,292,635	£88,538,848	£94,077,021	£99,621,292
60% LAR - 40% CIR	5%	£78,599,426	£80,584,524	£85,052,929	£85,291,803	£90,837,003	£96,381,274
60% LAR - 40% CIR	10%	£78,966,626	£88,411,339	£103,906,243	£104,151,645	£109,701,329	£115,280,075
60% LAR - 40% CIR	15%	£87,775,084	£106,308,029	£111,816,988	£112,067,349	£117,627,175	£123,211,202
60% LAR - 40% CIR	20%	£96,630,667	£114,268,578	£119,573,151	£119,820,307	£125,381,874	£131,246,723
60% LAR - 40% CIR	25%	£105,542,255	£122,263,453	£127,864,131	£128,114,860	£133,726,206	£139,361,076
60% LAR - 40% CIR	30%	£114,558,985	£130,435,461	£136,032,608	£136,282,794	£141,911,893	£147,594,440
60% LAR - 40% CIR	35%	£123,634,963	£138,663,542	£144,285,052	£144,536,588	£150,298,388	£156,046,620
60% LAR - 40% CIR	40%	£132,826,771	£146,993,106	£152,641,872	£152,893,087	£158,641,106	£164,432,236
60% LAR - 40% CIR	45%	£142,128,569	£155,417,513	£161,153,040	£161,405,648	£167,265,248	£173,221,325
60% LAR - 40% CIR	50%	£151,565,678	£164,004,895	£169,902,139	£170,167,963	£176,181,169	£182,224,778

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£13,408,635	£34,585,809	£40,090,385	£40,337,598	£45,874,771	£51,419,042
60% LAR - 40% CIR	5%	£12,269,053	£42,359,584	£47,675,262	£47,919,660	£53,461,760	£59,006,031
60% LAR - 40% CIR	10%	£30,764,379	£50,209,080	£55,703,993	£55,949,395	£61,496,079	£67,077,825
60% LAR - 40% CIR	15%	£39,572,834	£58,155,779	£63,616,748	£63,865,098	£69,424,925	£75,006,952
60% LAR - 40% CIR	20%	£48,428,417	£66,097,528	£71,699,907	£71,951,637	£77,493,324	£83,046,473
60% LAR - 40% CIR	25%	£57,340,045	£74,123,203	£79,661,881	£79,912,640	£85,523,956	£91,159,426
60% LAR - 40% CIR	30%	£66,336,735	£82,233,211	£87,830,356	£88,080,544	£93,709,643	£99,392,160
60% LAR - 40% CIR	35%	£75,432,715	£90,461,669	£96,062,803	£96,316,388	£102,066,136	£107,744,270
60% LAR - 40% CIR	40%	£84,623,621	£98,799,856	£104,439,622	£104,695,837	£110,440,346	£116,229,885
60% LAR - 40% CIR	45%	£93,926,319	£107,215,263	£112,850,799	£113,107,398	£118,062,988	£123,019,075
60% LAR - 40% CIR	50%	£103,363,878	£115,802,345	£121,689,889	£121,955,113	£127,958,919	£134,022,828

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£43,972,860	£22,389,816	£16,887,240	£16,642,027	£11,100,884	£5,580,583
60% LAR - 40% CIR	5%	£34,222,572	£14,021,541	£9,346,345	£9,100,075	£3,344,875	£-1,000,000
60% LAR - 40% CIR	10%	£26,215,246	£6,770,536	£1,275,632	£1,030,230	£-4,519,454	£-10,098,200
60% LAR - 40% CIR	15%	£17,406,791	£1,126,154	£-16,871,123	£-16,626,478	£-12,446,300	£-18,029,327
60% LAR - 40% CIR	20%	£3,651,208	£-9,667,703	£-14,609,262	£-14,377,612	£-10,161,698	£-6,066,846
60% LAR - 40% CIR	25%	£-860,420	£-17,143,678	£-22,682,256	£-22,933,015	£-24,544,331	£-34,179,801
60% LAR - 40% CIR	30%	£9,377,110	£-25,253,580	£-30,860,731	£-31,109,919	£-36,730,018	£-42,412,565
60% LAR - 40% CIR	35%	£19,453,058	£-33,481,467	£-39,103,177	£-39,356,683	£-45,026,513	£-50,764,745
60% LAR - 40% CIR	40%	£27,643,896	£-41,801,231	£-47,469,907	£-47,716,212	£-53,461,321	£-59,250,363
60% LAR - 40% CIR	45%	£36,940,694	£-50,235,638	£-55,971,174	£-56,227,773	£-62,083,373	£-68,039,450
60% LAR - 40% CIR	50%	£46,238,748	£-58,669,729	£-64,729,264	£-64,985,468	£-70,979,294	£-77,042,909

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone B - £1,150 psf
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No Units	575
Site Area	2.88 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£114,317,327	£93,161,815	£97,707,860	£97,464,363	£91,993,808	£76,456,636
60% LAR : 40% CIR	5%	£106,127,859	£84,634,642	£79,402,330	£79,159,784	£73,650,774	£58,135,576
60% LAR : 40% CIR	10%	£95,893,556	£76,462,027	£70,998,478	£70,753,075	£65,258,171	£50,744,044
60% LAR : 40% CIR	15%	£86,584,737	£68,013,638	£62,537,368	£62,292,751	£56,807,257	£43,247,429
60% LAR : 40% CIR	20%	£77,161,204	£59,489,658	£54,029,377	£53,784,950	£48,242,378	£34,699,759
60% LAR : 40% CIR	25%	£67,674,409	£50,918,894	£45,402,620	£45,158,193	£39,629,646	£24,025,952
60% LAR : 40% CIR	30%	£58,143,237	£42,239,030	£36,726,004	£36,479,576	£30,886,620	£16,281,757
60% LAR : 40% CIR	35%	£48,492,949	£33,503,301	£27,921,883	£27,671,988	£22,063,064	£16,393,233
60% LAR : 40% CIR	40%	£38,775,215	£24,638,735	£19,004,833	£18,771,748	£13,112,983	£7,279,943
60% LAR : 40% CIR	45%	£28,940,787	£15,685,985	£10,001,989	£9,745,391	£4,009,855	£1,817,539
60% LAR : 40% CIR	50%	£18,969,230	£6,567,644	£813,255	£553,015	£-342,272	£-11,328,166

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£168,423,548	£187,579,069	£183,333,013	£183,276,512	£188,747,067	£204,284,239
60% LAR : 40% CIR	5%	£175,013,016	£195,968,233	£191,508,548	£191,581,511	£197,086,101	£212,638,330
60% LAR : 40% CIR	10%	£184,847,319	£204,278,848	£200,742,307	£200,807,800	£205,482,704	£220,996,831
60% LAR : 40% CIR	15%	£194,178,138	£212,727,237	£218,203,507	£218,448,124	£223,933,618	£229,493,446
60% LAR : 40% CIR	20%	£203,579,071	£221,252,217	£226,711,498	£226,955,917	£232,488,407	£238,041,076
60% LAR : 40% CIR	25%	£213,066,468	£229,821,981	£232,308,255	£232,552,265	£238,112,229	£244,745,923
60% LAR : 40% CIR	30%	£222,507,638	£238,501,843	£244,014,871	£244,261,290	£249,854,255	£255,459,118
60% LAR : 40% CIR	35%	£232,249,528	£247,238,874	£252,819,192	£253,065,987	£258,877,811	£264,347,642
60% LAR : 40% CIR	40%	£241,985,690	£256,104,140	£261,716,043	£261,969,127	£267,827,892	£273,390,952
60% LAR : 40% CIR	45%	£251,800,088	£265,074,690	£270,738,888	£270,995,484	£276,731,020	£282,558,414
60% LAR : 40% CIR	50%	£261,771,845	£274,183,231	£279,927,620	£280,187,660	£286,093,147	£292,059,041

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£50,992,423	£71,247,933	£76,701,890	£76,945,387	£82,415,342	£97,953,114
60% LAR : 40% CIR	5%	£55,013,016	£75,975,108	£80,607,420	£80,850,917	£86,320,872	£101,858,644
60% LAR : 40% CIR	10%	£58,516,184	£87,947,723	£93,411,272	£93,656,675	£99,151,579	£114,665,706
60% LAR : 40% CIR	15%	£77,843,013	£98,396,112	£101,872,382	£102,116,999	£107,602,493	£113,162,321
60% LAR : 40% CIR	20%	£87,248,548	£104,901,056	£110,368,073	£110,612,692	£116,097,372	£121,708,981
60% LAR : 40% CIR	25%	£96,735,941	£113,480,856	£119,007,130	£119,254,120	£124,761,104	£130,383,798
60% LAR : 40% CIR	30%	£106,268,513	£122,107,720	£127,683,746	£127,930,174	£133,523,130	£139,127,993
60% LAR : 40% CIR	35%	£115,917,401	£130,905,849	£136,488,067	£136,737,762	£142,346,986	£148,016,517
60% LAR : 40% CIR	40%	£125,634,538	£139,773,015	£145,394,917	£145,638,002	£151,296,917	£157,029,907
60% LAR : 40% CIR	45%	£135,468,963	£148,743,763	£154,407,761	£154,664,590	£160,399,895	£166,227,289
60% LAR : 40% CIR	50%	£145,449,620	£157,852,106	£163,596,495	£163,868,735	£169,752,022	£175,937,916

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£1,990,173	£23,045,685	£28,399,640	£28,743,137	£34,213,892	£39,750,884
60% LAR : 40% CIR	5%	£1,070,911	£17,372,858	£20,605,170	£20,747,286	£24,546,726	£28,071,029
60% LAR : 40% CIR	10%	£20,313,944	£39,745,473	£45,209,022	£45,454,425	£50,949,329	£56,463,458
60% LAR : 40% CIR	15%	£29,842,763	£48,193,862	£53,670,132	£53,914,749	£59,400,243	£64,960,071
60% LAR : 40% CIR	20%	£39,048,298	£56,718,843	£62,173,123	£62,422,942	£67,905,192	£73,501,701
60% LAR : 40% CIR	25%	£48,533,091	£65,288,606	£70,804,880	£71,051,870	£76,578,854	£82,181,548
60% LAR : 40% CIR	30%	£58,084,263	£73,968,470	£79,481,496	£79,727,924	£85,200,880	£90,825,743
60% LAR : 40% CIR	35%	£67,715,151	£82,703,698	£88,285,917	£88,536,912	£94,144,486	£99,814,287
60% LAR : 40% CIR	40%	£77,432,285	£91,570,765	£97,182,667	£97,435,752	£103,084,517	£108,827,557
60% LAR : 40% CIR	45%	£87,266,713	£100,541,515	£106,205,511	£106,462,109	£112,197,845	£118,025,039
60% LAR : 40% CIR	50%	£97,238,270	£109,649,856	£115,384,245	£115,644,485	£121,549,772	£127,535,668

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£58,989,452	£33,353,940	£28,978,885	£28,386,488	£22,765,933	£17,228,761
60% LAR : 40% CIR	5%	£46,899,984	£26,606,767	£20,174,455	£19,531,829	£14,422,899	£9,807,700
60% LAR : 40% CIR	10%	£36,665,681	£17,234,152	£11,770,603	£11,525,200	£6,030,296	£516,169
60% LAR : 40% CIR	15%	£27,336,862	£8,785,763	£3,306,493	£3,064,876	£-2,420,818	£-7,980,486
60% LAR : 40% CIR	20%	£17,933,329	£2,763,743	£-188,468	£-144,117	£-1,066,407	£-2,528,076
60% LAR : 40% CIR	25%	£8,446,534	£-8,308,981	£-18,255,255	£-14,072,245	£-10,599,229	£-25,201,923
60% LAR : 40% CIR	30%	£1,984,838	£-16,988,843	£-22,801,871	£-22,748,290	£-28,341,295	£-33,846,118
60% LAR : 40% CIR	35%	£-10,735,638	£-25,723,874	£-31,598,192	£-31,565,987	£-37,164,811	£-42,834,642
60% LAR : 40% CIR	40%	£-20,452,660	£-34,591,140	£-40,203,042	£-40,456,127	£-46,114,892	£-51,847,932
60% LAR : 40% CIR	45%	£-30,287,088	£-43,561,890	£-49,225,886	£-49,482,484	£-56,218,020	£-61,045,414
60% LAR : 40% CIR	50%	£-40,258,645	£-52,670,291	£-58,414,629	£-58,674,689	£-64,570,147	£-69,566,041

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
No Units	575
Site Area	2.88 Ha

Value Area	Zone B - £1,200 psf
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Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£125,747,112	£104,664,774	£99,247,984	£90,004,487	£93,550,533	£86,096,578
60% LAR : 40% CIR	5%	£116,030,883	£95,197,760	£90,365,448	£80,122,862	£84,660,570	£79,213,999
60% LAR : 40% CIR	10%	£106,258,372	£86,848,139	£81,435,818	£71,194,103	£75,753,142	£70,258,238
60% LAR : 40% CIR	15%	£96,403,849	£77,853,520	£72,449,284	£62,204,667	£66,728,397	£61,252,128
60% LAR : 40% CIR	20%	£86,480,108	£68,814,346	£63,358,240	£53,114,352	£57,655,050	£52,194,793
60% LAR : 40% CIR	25%	£76,470,147	£59,684,702	£54,220,782	£43,977,504	£48,473,953	£42,946,965
60% LAR : 40% CIR	30%	£66,382,592	£50,467,549	£44,981,624	£34,735,197	£39,222,171	£33,646,283
60% LAR : 40% CIR	35%	£56,191,109	£41,169,834	£35,659,146	£25,423,203	£29,847,263	£24,254,935
60% LAR : 40% CIR	40%	£45,904,734	£31,799,714	£26,225,993	£16,078,712	£20,360,938	£14,711,173
60% LAR : 40% CIR	45%	£35,532,754	£22,288,925	£16,668,857	£6,616,116	£10,755,144	£5,019,608
60% LAR : 40% CIR	50%	£25,035,378	£12,651,322	£6,962,119	£6,705,790	£9,611,116	£4,927,945

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£154,993,763	£176,076,101	£181,492,891	£181,736,388	£187,190,342	£162,844,297
60% LAR : 40% CIR	5%	£164,716,192	£184,943,175	£190,375,427	£190,117,693	£196,366,305	£171,521,276
60% LAR : 40% CIR	10%	£174,482,509	£193,892,736	£199,305,907	£199,546,772	£204,867,733	£180,452,637
60% LAR : 40% CIR	15%	£184,337,028	£202,877,355	£208,291,591	£208,536,208	£214,012,478	£190,488,747
60% LAR : 40% CIR	20%	£194,260,767	£211,926,529	£217,362,635	£217,606,943	£223,086,595	£200,606,082
60% LAR : 40% CIR	25%	£204,270,728	£221,076,173	£226,420,093	£226,664,317	£232,149,907	£210,703,907
60% LAR : 40% CIR	30%	£214,388,263	£230,273,238	£235,550,251	£235,794,576	£241,318,704	£220,044,592
60% LAR : 40% CIR	35%	£224,549,798	£239,571,641	£245,071,729	£245,317,072	£251,093,812	£230,493,940
60% LAR : 40% CIR	40%	£234,858,141	£248,941,031	£254,614,863	£254,860,153	£260,370,937	£240,029,151
60% LAR : 40% CIR	45%	£245,208,121	£258,451,950	£264,072,018	£264,324,750	£269,985,731	£250,721,267
60% LAR : 40% CIR	50%	£255,705,497	£268,089,553	£273,776,758	£274,035,985	£279,779,759	£260,668,820

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£38,862,639	£59,744,976	£65,161,766	£65,405,263	£70,899,217	£76,313,172
60% LAR : 40% CIR	5%	£48,716,192	£69,643,175	£75,057,427	£75,301,918	£80,795,872	£86,209,827
60% LAR : 40% CIR	10%	£58,551,378	£79,561,611	£85,070,907	£85,315,398	£90,809,352	£96,223,307
60% LAR : 40% CIR	15%	£68,366,801	£89,500,230	£94,980,466	£95,224,957	£100,713,906	£106,127,861
60% LAR : 40% CIR	20%	£78,154,664	£99,459,404	£104,940,510	£105,185,001	£110,918,455	£116,332,410
60% LAR : 40% CIR	25%	£87,926,605	£109,438,058	£114,901,598	£115,146,089	£120,907,504	£126,321,459
60% LAR : 40% CIR	30%	£97,674,158	£119,446,220	£124,936,726	£125,181,217	£130,918,553	£136,332,410
60% LAR : 40% CIR	35%	£107,396,611	£129,494,616	£134,974,804	£135,219,295	£140,930,599	£146,344,464
60% LAR : 40% CIR	40%	£117,094,141	£139,572,616	£145,022,804	£145,267,295	£150,942,643	£156,358,419
60% LAR : 40% CIR	45%	£126,761,998	£149,680,233	£155,130,803	£155,375,294	£160,954,692	£166,370,275
60% LAR : 40% CIR	50%	£136,401,372	£159,817,428	£165,248,831	£165,493,322	£170,966,736	£176,382,449

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,539,512	£11,542,726	£16,369,516	£17,203,013	£22,996,367	£28,110,922
60% LAR : 40% CIR	5%	£19,579,957	£20,409,100	£25,245,890	£26,079,387	£31,872,741	£36,987,296
60% LAR : 40% CIR	10%	£9,949,128	£29,359,361	£34,771,682	£35,605,179	£41,454,538	£46,569,093
60% LAR : 40% CIR	15%	£19,803,651	£38,353,980	£43,758,216	£44,591,713	£50,173,467	£55,288,022
60% LAR : 40% CIR	20%	£29,722,922	£47,393,154	£52,840,890	£53,674,387	£59,753,316	£64,867,871
60% LAR : 40% CIR	25%	£39,677,353	£56,472,798	£61,969,718	£62,803,215	£68,882,144	£73,996,699
60% LAR : 40% CIR	30%	£49,654,908	£65,593,951	£71,225,876	£72,059,373	£78,071,302	£83,185,857
60% LAR : 40% CIR	35%	£59,651,391	£74,767,666	£80,530,354	£81,363,851	£87,365,780	£92,480,335
60% LAR : 40% CIR	40%	£70,067,756	£84,077,768	£89,981,507	£90,815,004	£96,817,933	£101,932,488
60% LAR : 40% CIR	45%	£80,774,748	£93,519,573	£99,538,843	£100,372,340	£106,385,272	£111,497,043
60% LAR : 40% CIR	50%	£91,824,122	£103,098,178	£109,245,381	£109,979,878	£115,997,710	£121,101,615

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£88,919,237	£45,399,999	£40,020,109	£38,716,612	£34,322,858	£28,888,703
60% LAR : 40% CIR	5%	£56,802,938	£36,889,885	£31,157,573	£29,864,618	£25,469,864	£20,035,709
60% LAR : 40% CIR	10%	£47,030,497	£27,620,264	£22,207,943	£21,966,228	£16,525,267	£11,030,363
60% LAR : 40% CIR	15%	£37,175,974	£18,625,645	£13,221,409	£12,976,792	£7,500,522	£2,024,253
60% LAR : 40% CIR	20%	£27,252,233	£13,666,471	£8,140,265	£7,895,457	£2,527,928	£-1,051,896
60% LAR : 40% CIR	25%	£17,242,272	£4,827	£-5,007,093	£-5,250,371	£-10,753,922	£-16,280,907
60% LAR : 40% CIR	30%	£7,124,717	£8,760,326	£-14,245,251	£-14,492,878	£-20,095,704	£-25,581,592
60% LAR : 40% CIR	35%	£3,638,768	£13,559,041	£-23,458,279	£-23,704,672	£-29,380,812	£-34,872,940
60% LAR : 40% CIR	40%	£1,323,141	£27,428,161	£-33,001,682	£-33,251,163	£-38,857,937	£-44,516,702
60% LAR : 40% CIR	45%	£-2,835,121	£36,938,950	£-42,599,016	£-42,811,759	£-48,472,731	£-54,208,267
60% LAR : 40% CIR	50%	£-8,192,497	£46,476,653	£-52,285,766	£-52,502,095	£-58,266,766	£-64,156,820

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone B - £1,250 psf
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No Units	575
Site Area	2.88 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£137,132,715	£116,080,092	£110,723,492	£110,483,854	£105,090,656	£99,636,701
60% LAR : 40% CIR	5%	£126,866,813	£106,673,900	£101,323,229	£101,084,308	£95,653,688	£90,221,376
60% LAR : 40% CIR	10%	£116,554,783	£97,207,561	£91,821,929	£91,580,215	£86,167,893	£80,753,208
60% LAR : 40% CIR	15%	£106,178,957	£87,662,625	£82,268,658	£82,027,718	£76,633,750	£71,184,045
60% LAR : 40% CIR	20%	£95,718,534	£78,046,445	£72,669,212	£72,428,989	£66,983,914	£61,524,632
60% LAR : 40% CIR	25%	£86,189,881	£68,386,152	£62,966,591	£62,723,313	£57,276,933	£51,782,215
60% LAR : 40% CIR	30%	£74,561,948	£58,630,304	£53,200,132	£52,957,408	£47,477,790	£41,964,764
60% LAR : 40% CIR	35%	£63,814,081	£48,806,211	£43,335,079	£43,089,136	£37,588,448	£32,022,538
60% LAR : 40% CIR	40%	£53,015,076	£38,877,166	£33,397,212	£33,139,692	£27,565,071	£21,968,127
60% LAR : 40% CIR	45%	£42,088,377	£28,854,989	£23,290,556	£23,041,612	£17,418,987	£11,764,897
60% LAR : 40% CIR	50%	£31,047,866	£18,698,784	£13,057,258	£12,804,782	£7,110,264	£1,369,216

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-£143,608,160	-£164,660,793	-£170,917,383	-£170,297,221	-£178,880,219	-£181,104,174
60% LAR : 40% CIR	5%	-£153,854,062	-£174,668,978	-£181,617,668	-£181,000,567	-£190,587,187	-£192,810,486
60% LAR : 40% CIR	10%	-£164,188,002	-£183,533,314	-£188,918,948	-£188,300,860	-£194,572,962	-£196,807,667
60% LAR : 40% CIR	15%	-£174,561,918	-£193,078,250	-£198,472,217	-£198,118,157	-£204,107,125	-£206,342,830
60% LAR : 40% CIR	20%	-£185,022,341	-£202,604,439	-£208,971,663	-£208,311,908	-£214,296,361	-£216,532,063
60% LAR : 40% CIR	25%	-£195,551,194	-£212,234,723	-£217,774,284	-£217,074,284	-£222,461,482	-£224,704,590
60% LAR : 40% CIR	30%	-£206,178,927	-£222,110,517	-£227,540,743	-£227,183,467	-£233,263,085	-£235,506,111
60% LAR : 40% CIR	35%	-£216,929,794	-£231,934,664	-£237,405,799	-£237,051,739	-£243,182,427	-£245,425,337
60% LAR : 40% CIR	40%	-£227,725,798	-£241,863,709	-£247,263,863	-£246,917,653	-£253,114,984	-£255,357,514
60% LAR : 40% CIR	45%	-£238,652,498	-£251,885,688	-£257,450,319	-£257,099,263	-£263,321,888	-£265,564,978
60% LAR : 40% CIR	50%	-£249,693,008	-£262,042,091	-£267,685,617	-£267,336,593	-£273,630,611	-£275,873,659

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-£27,277,039	-£48,329,658	-£53,686,258	-£53,936,096	-£59,319,094	-£64,773,049
60% LAR : 40% CIR	5%	-£37,854,062	-£57,668,978	-£63,069,251	-£63,324,442	-£68,708,862	-£74,162,814
60% LAR : 40% CIR	10%	-£47,854,967	-£67,202,189	-£72,587,821	-£72,829,535	-£78,241,857	-£83,656,542
60% LAR : 40% CIR	15%	-£58,230,793	-£76,747,125	-£82,141,092	-£82,382,032	-£87,776,000	-£93,169,705
60% LAR : 40% CIR	20%	-£68,891,216	-£86,303,358	-£91,740,538	-£91,980,781	-£97,345,886	-£102,706,118
60% LAR : 40% CIR	25%	-£79,620,059	-£95,922,588	-£101,443,159	-£101,686,437	-£107,130,357	-£112,617,474
60% LAR : 40% CIR	30%	-£90,447,802	-£105,779,448	-£111,209,619	-£111,452,342	-£116,931,960	-£122,444,986
60% LAR : 40% CIR	35%	-£101,395,689	-£115,803,539	-£121,074,671	-£121,320,614	-£126,821,302	-£132,387,212
60% LAR : 40% CIR	40%	-£112,425,798	-£125,932,944	-£131,022,338	-£131,272,058	-£136,843,779	-£142,441,623
60% LAR : 40% CIR	45%	-£123,521,373	-£136,554,761	-£141,110,194	-£141,368,138	-£146,990,763	-£152,644,853
60% LAR : 40% CIR	50%	-£134,861,894	-£146,710,966	-£151,262,492	-£151,604,968	-£157,299,488	-£163,040,534

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£20,925,215	£127,408	£5,484,008	£5,723,846	£11,116,844	£16,570,799
60% LAR : 40% CIR	5%	£10,979,937	£3,633,601	£14,689,271	£15,101,192	£20,561,612	£25,986,124
60% LAR : 40% CIR	10%	£347,283	£18,999,939	£24,385,571	£24,627,285	£30,039,607	£35,454,202
60% LAR : 40% CIR	15%	£10,928,543	£28,544,875	£33,938,942	£34,179,782	£39,573,790	£44,943,455
60% LAR : 40% CIR	20%	£20,488,965	£38,101,355	£43,599,288	£43,839,631	£49,223,586	£54,603,998
60% LAR : 40% CIR	25%	£31,017,819	£47,621,348	£53,240,909	£53,484,167	£58,928,107	£64,315,224
60% LAR : 40% CIR	30%	£41,645,552	£57,177,196	£63,007,368	£63,250,092	£68,729,710	£74,142,738
60% LAR : 40% CIR	35%	£52,368,418	£66,801,289	£72,872,421	£73,115,364	£78,619,862	£84,049,982
60% LAR : 40% CIR	40%	£63,192,424	£76,530,334	£82,800,288	£83,037,208	£88,511,526	£93,939,373
60% LAR : 40% CIR	45%	£74,119,123	£86,325,511	£92,816,944	£93,055,888	£98,588,513	£104,042,603
60% LAR : 40% CIR	50%	£85,169,634	£96,198,716	£102,940,242	£103,182,718	£108,809,236	£114,838,284

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£77,804,940	£86,882,217	£1,185,817	£1,255,719	£36,862,781	£40,488,828
60% LAR : 40% CIR	5%	£97,638,138	£147,446,025	£42,065,354	£41,858,433	£36,823,813	£30,983,501
60% LAR : 40% CIR	10%	£57,326,908	£37,979,686	£32,594,054	£32,362,340	£26,940,018	£21,525,333
60% LAR : 40% CIR	15%	£46,951,082	£28,434,750	£23,040,783	£22,799,843	£17,405,875	£11,936,170
60% LAR : 40% CIR	20%	£36,490,659	£18,819,370	£13,441,537	£13,211,094	£7,765,039	£2,296,767
60% LAR : 40% CIR	25%	£25,961,806	£9,158,277	£3,738,716	£3,495,438	£1,848,482	£7,435,589
60% LAR : 40% CIR	30%	£15,334,073	£-997,971	£-16,077,743	£-16,276,467	£-11,790,995	£-17,263,111
60% LAR : 40% CIR	35%	£4,586,266	£-10,621,664	£-15,862,796	£-16,138,739	£-21,639,627	£-27,205,337
60% LAR : 40% CIR	40%	£-6,212,799	£-20,350,709	£-25,840,063	£-26,088,183	£-31,661,504	£-37,259,748
60% LAR : 40% CIR	45%	£-17,130,498	£-30,372,886	£-35,937,319	£-36,186,263	£-41,898,888	£-47,462,978
60% LAR : 40% CIR	50%	£-28,180,009	£-40,629,091	£-46,179,617	£-46,423,093	£-52,117,611	£-57,856,659

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone B - £1,300 psf
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No Units	575
Site Area	2.88 Ha

Sales value inflation	Grow
Build cost inflation	Grow
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£148,482,135	£127,412,403	£122,117,313	£121,880,909	£116,542,371	£111,170,383
60% LAR : 40% CIR	5%	£137,670,431	£117,474,124	£112,182,959	£111,943,876	£106,592,807	£101,194,493
60% LAR : 40% CIR	10%	£126,815,068	£107,491,726	£102,164,216	£101,926,133	£96,554,004	£91,141,683
60% LAR : 40% CIR	15%	£115,892,337	£97,413,000	£92,077,763	£91,836,823	£86,442,856	£81,048,888
60% LAR : 40% CIR	20%	£104,901,774	£87,278,545	£81,901,311	£81,681,067	£76,283,634	£70,883,495
60% LAR : 40% CIR	25%	£93,838,051	£77,041,246	£71,679,141	£71,459,520	£66,026,202	£60,581,282
60% LAR : 40% CIR	30%	£82,693,895	£66,760,278	£61,362,887	£61,120,162	£56,689,991	£50,220,385
60% LAR : 40% CIR	35%	£71,437,054	£56,385,911	£50,967,883	£50,725,646	£46,294,381	£39,753,693
60% LAR : 40% CIR	40%	£60,099,329	£45,935,930	£40,483,459	£40,217,924	£34,727,971	£29,155,229
60% LAR : 40% CIR	45%	£48,806,192	£35,361,483	£29,866,620	£29,607,677	£24,043,243	£18,421,859
60% LAR : 40% CIR	50%	£37,040,562	£24,672,592	£19,104,720	£18,852,243	£13,210,717	£7,514,738

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£132,259,740	£153,328,472	£188,623,562	£188,959,966	£164,198,304	£169,570,482
60% LAR : 40% CIR	0%	£143,070,444	£163,268,751	£198,658,416	£198,797,997	£174,186,985	£179,558,352
60% LAR : 40% CIR	5%	£153,925,807	£173,245,149	£178,576,609	£178,814,742	£184,186,871	£189,559,192
60% LAR : 40% CIR	10%	£164,848,538	£183,227,875	£168,663,112	£168,904,052	£194,298,019	£199,691,987
60% LAR : 40% CIR	15%	£175,839,101	£193,212,330	£158,839,564	£159,079,908	£204,457,041	£209,887,380
60% LAR : 40% CIR	20%	£186,922,824	£203,199,629	£149,081,734	£149,301,355	£214,715,673	£220,199,563
60% LAR : 40% CIR	25%	£198,048,980	£213,180,507	£139,377,988	£139,592,713	£225,050,884	£230,520,450
60% LAR : 40% CIR	30%	£209,203,821	£223,157,984	£129,727,882	£129,915,229	£235,486,494	£240,997,182
60% LAR : 40% CIR	35%	£220,491,547	£233,132,545	£120,077,418	£120,252,961	£246,012,984	£251,585,648
60% LAR : 40% CIR	40%	£232,134,863	£243,079,392	£110,425,130	£110,592,073	£256,637,632	£262,219,016
60% LAR : 40% CIR	45%	£243,700,313	£253,088,283	£100,766,155	£100,928,632	£267,350,158	£273,226,157

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£15,927,615	£38,997,347	£42,292,437	£42,528,811	£47,897,379	£53,239,367
60% LAR : 40% CIR	0%	£26,103,444	£49,655,626	£52,227,951	£52,466,272	£57,819,843	£63,161,257
60% LAR : 40% CIR	5%	£37,594,682	£59,918,024	£62,245,534	£62,483,617	£67,855,746	£73,268,067
60% LAR : 40% CIR	10%	£48,517,413	£69,996,750	£72,331,987	£72,572,327	£77,666,894	£83,060,882
60% LAR : 40% CIR	15%	£59,607,876	£79,733,656	£82,068,639	£82,308,828	£87,425,916	£92,858,256
60% LAR : 40% CIR	20%	£70,571,659	£89,268,504	£91,290,609	£91,529,230	£96,544,548	£102,028,468
60% LAR : 40% CIR	25%	£81,215,855	£98,449,472	£100,046,863	£100,289,588	£105,298,588	£110,593,365
60% LAR : 40% CIR	30%	£92,492,696	£108,023,859	£109,441,867	£109,684,104	£114,586,369	£120,058,057
60% LAR : 40% CIR	35%	£104,254,422	£118,474,429	£119,046,291	£119,289,626	£124,161,779	£129,544,521
60% LAR : 40% CIR	40%	£117,803,558	£129,048,267	£129,553,130	£129,796,073	£134,366,507	£139,897,891
60% LAR : 40% CIR	45%	£132,369,188	£139,737,158	£140,305,030	£140,547,907	£145,399,633	£151,009,612

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£32,274,635	£11,204,303	£5,909,813	£5,673,409	£34,871	£5,907,177
60% LAR : 40% CIR	0%	£21,462,915	£1,266,624	£4,089,101	£3,768,162	£4,814,163	£1,104,013
60% LAR : 40% CIR	5%	£10,607,568	£8,175,174	£14,043,284	£14,281,367	£10,653,496	£25,065,817
60% LAR : 40% CIR	10%	£315,163	£18,794,500	£24,129,737	£24,370,877	£29,794,544	£35,159,612
60% LAR : 40% CIR	15%	£11,305,725	£29,908,955	£34,308,189	£34,546,443	£39,923,665	£45,245,005
60% LAR : 40% CIR	20%	£22,369,445	£39,166,254	£44,258,359	£44,507,580	£50,182,298	£55,626,218
60% LAR : 40% CIR	25%	£33,513,695	£48,447,222	£54,844,613	£55,087,338	£60,517,509	£66,097,115
60% LAR : 40% CIR	30%	£44,778,446	£58,823,568	£65,259,607	£65,491,864	£70,863,146	£76,453,807
60% LAR : 40% CIR	35%	£56,148,172	£70,272,170	£75,744,041	£75,985,576	£81,479,528	£87,052,271
60% LAR : 40% CIR	40%	£67,601,308	£80,846,017	£86,350,880	£86,599,823	£92,164,257	£97,785,641
60% LAR : 40% CIR	45%	£79,166,638	£91,534,968	£97,102,780	£97,355,257	£103,266,783	£109,002,752

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£88,256,260	£88,186,528	£82,989,736	£82,653,034	£57,314,488	£57,992,368
60% LAR : 40% CIR	0%	£78,442,556	£58,246,240	£52,954,524	£52,715,603	£47,364,932	£48,156,816
60% LAR : 40% CIR	5%	£67,587,193	£48,263,851	£42,936,341	£42,698,258	£37,326,129	£38,131,808
60% LAR : 40% CIR	10%	£56,664,462	£38,185,125	£32,849,888	£32,608,948	£27,214,981	£28,021,013
60% LAR : 40% CIR	15%	£45,673,899	£28,050,076	£22,613,436	£22,433,192	£17,056,969	£17,826,820
60% LAR : 40% CIR	20%	£34,610,176	£17,813,371	£12,451,266	£12,211,645	£6,797,327	£7,553,407
60% LAR : 40% CIR	25%	£23,466,020	£7,532,403	£2,135,012	£1,892,287	£-9,537,884	£-9,007,490
60% LAR : 40% CIR	30%	£12,209,179	£2,841,964	£-8,959,845	£-8,962,229	£-13,912,464	£-13,474,153
60% LAR : 40% CIR	35%	£931,453	£-13,292,543	£-18,764,416	£-19,009,951	£-24,499,504	£-24,072,646
60% LAR : 40% CIR	40%	£-10,821,693	£-23,866,392	£-29,371,255	£-29,620,198	£-36,194,632	£-34,806,018
60% LAR : 40% CIR	45%	£-22,187,313	£-34,655,283	£-40,429,155	£-40,456,632	£-48,997,758	£-49,113,537

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone C - £1,050 paf
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,511,430	£1,099,451	£1,089,095	£1,085,255	£1,023,125	£981,704

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£2,852,275	-£1,294,754	-£1,305,110	-£1,308,950	-£3,371,080	-£3,812,501

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£1,061,940	-£1,473,819	-£1,484,275	-£1,488,415	-£1,550,245	-£1,591,866

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£207,470	-£719,449	-£729,805	-£733,645	-£795,775	-£897,106

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£384,355	£172,406	£162,050	£158,210	£90,060	£54,659

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone C - £1,150 psf
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£1,772,342	£1,356,190	£1,345,836	£1,341,996	£1,279,865	£1,238,445

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£2,621,863	-£3,038,015	-£3,048,369	-£3,052,200	-£3,113,340	-£1,185,760

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£61,028	-£1,217,180	-£1,227,534	-£1,231,374	-£1,293,506	-£1,334,925

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£46,858	-£462,736	-£473,064	-£476,904	-£499,036	-£580,456

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£645,297	£429,145	£418,791	£414,951	£352,820	£311,400

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone C - £1,350 psf
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£2,294,167	£1,869,671	£1,859,317	£1,855,477	£1,793,347	£1,751,926

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£2,100,038	-£2,524,534	-£2,534,888	-£2,538,728	-£2,830,858	-£2,692,276

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£279,203	£703,699	£714,063	£717,893	£780,023	£821,444

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£475,267	£50,771	£40,417	£36,577	£26,593	£96,974

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£1,367,122	£942,626	£932,272	£926,432	£866,302	£834,881

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone C - £1,500 psf
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,685,537	£2,254,782	£2,244,428	£2,240,588	£2,178,458	£2,137,037

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,708,988	£2,139,423	£2,149,777	£2,153,817	£2,215,747	£2,287,168

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£112,167	£318,598	£328,942	£332,782	£384,912	£436,333

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£966,637	£435,882	£425,528	£421,688	£399,558	£318,137

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,758,492	£1,327,737	£1,317,385	£1,313,543	£1,257,413	£1,209,992

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone C - £1,750 psf
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,337,817	£2,896,634	£2,886,278	£2,882,439	£2,820,308	£2,778,889

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	-£1,095,388	-£1,497,571	-£1,507,027	-£1,511,768	-£1,573,897	-£1,616,316

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£764,447	£323,264	£312,908	£309,069	£246,938	£205,519

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,518,917	£1,077,734	£1,067,378	£1,063,539	£1,001,408	£959,989

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,410,772	£1,969,589	£1,959,235	£1,955,394	£1,893,263	£1,851,844

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses	
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Value Area	Zone C - £1,900 psf
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,729,186	£3,281,744	£3,271,389	£3,267,550	£3,205,419	£3,163,998

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	-£685,019	-£1,112,461	-£1,122,618	-£1,126,655	-£1,188,768	-£1,230,207

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,155,816	£708,374	£696,019	£694,180	£632,049	£590,628

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,910,286	£1,462,844	£1,452,489	£1,448,650	£1,366,519	£1,345,098

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,602,141	£2,354,699	£2,344,344	£2,340,505	£2,276,374	£2,266,953

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone C - £2,000 psf
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,990,099	£3,538,484	£3,528,130	£3,524,290	£3,462,160	£3,420,739

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£404,108	£355,721	£366,075	£369,315	£332,045	£373,366

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,416,729	£965,114	£954,760	£950,920	£888,790	£847,369

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,171,199	£1,719,584	£1,709,230	£1,705,390	£1,643,260	£1,601,839

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,063,054	£2,611,439	£2,607,085	£2,597,245	£2,535,115	£2,493,694

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses

Value Area	Zone C - RP Periphery £2,250 psf
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£4,642,381	£4,180,336	£4,169,980	£4,166,142	£4,104,011	£4,062,591

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£248,176	£118,869	£224,225	£228,383	£290,164	£331,614

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,089,011	£1,606,966	£1,596,610	£1,592,772	£1,530,641	£1,489,221

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,823,481	£2,381,436	£2,381,080	£2,347,242	£2,285,111	£2,243,691

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£5,715,336	£3,255,291	£3,242,935	£3,239,097	£3,176,966	£3,135,546

LB Camden
Local Plan Viability Testing 2023

Resi 1 - 4 Houses	
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Value Area	Zone C - RP Periphery £2,450 psf
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No Units	4
Site Area	0.045 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PfL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£5,164,206	£4,693,817	£4,683,461	£4,679,622	£4,617,491	£4,576,072

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£770,001	£299,612	£289,256	£285,417	£223,286	£181,867

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£2,690,636	£2,120,447	£2,110,091	£2,106,252	£2,044,121	£2,002,702

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	8%	£3,345,306	£2,874,917	£2,864,561	£2,860,722	£2,798,591	£2,757,172

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PfL	L (S)M1	£4,237,161	£3,766,772	£3,756,416	£3,752,577	£3,690,446	£3,649,027

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area
Zone C - £1,050 paf

No Units 6
Site Area 0.03 Ha

Sales value inflation Growth
Build cost inflation Growth
Tenure PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,141,456	£603,892	£588,315	£585,352	£523,042	£460,731

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£1,875,343	-£2,212,906	-£2,226,483	-£2,231,436	-£2,205,757	-£2,356,067

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£506,141	-£1,045,704	-£1,061,281	-£1,064,244	-£1,126,655	-£1,168,866

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	-£24,506	-£502,089	-£577,647	-£580,610	-£642,926	-£705,236

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£347,186	£9,632	-£1,946	-£4,906	-£7,216	-£134,924

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone C - £1,150 psf
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£1,418,822	£876,824	£861,246	£858,283	£795,974	£733,663

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	-£1,397,976	-£1,039,974	-£1,065,952	-£1,959,435	-£2,020,824	-£2,083,135

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£230,774	£772,772	£786,350	£791,313	£853,622	£915,933

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£252,861	£289,197	£304,719	£307,678	£389,988	£432,288

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	8%	£624,563	£262,565	£265,967	£264,023	£201,714	£139,404

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone C - £1,350 psf
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,973,556	£1,422,688	£1,407,109	£1,404,147	£1,341,837	£1,279,527

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£343,212	£1,394,111	£1,409,889	£1,412,681	£1,473,961	£1,507,271

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£323,960	£226,608	£202,487	£245,446	£307,759	£370,070

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£807,595	£256,726	£241,148	£238,186	£175,875	£113,565

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,379,297	£628,428	£512,850	£509,868	£747,377	£685,267

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone C - £1,500 psf
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,389,606	£1,832,085	£1,816,507	£1,813,544	£1,751,235	£1,688,924

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£427,192	£364,713	£1,000,291	£1,003,254	£1,385,563	£1,127,874

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£740,010	£182,489	£166,911	£163,948	£101,639	£39,328

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,223,644	£66,124	£650,546	£647,583	£585,273	£522,963

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,795,346	£1,237,626	£1,222,246	£1,219,284	£1,156,975	£1,094,666

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone C - £1,750 psf
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,083,023	£2,514,414	£2,498,836	£2,495,874	£2,433,564	£2,371,253

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£266,225	£302,364	£317,962	£320,924	£383,235	£415,545

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,433,426	£864,818	£869,240	£846,278	£783,967	£721,657

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,917,061	£1,348,453	£1,332,874	£1,329,912	£1,267,602	£1,205,292

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,488,763	£1,920,154	£1,904,376	£1,901,614	£1,839,304	£1,776,994

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone C - £1,900 psf
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,499,073	£2,923,812	£2,908,234	£2,905,271	£2,842,961	£2,780,651

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£582,275	£107,014	£91,436	£88,473	£26,163	£36,117

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£1,849,477	£1,274,216	£1,298,638	£1,255,674	£1,193,365	£1,131,055

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,333,112	£1,757,850	£1,742,272	£1,739,309	£1,677,000	£1,614,689

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,904,814	£2,329,952	£2,313,974	£2,311,011	£2,248,702	£2,186,391

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone C - £2,000 psf
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,776,440	£3,196,743	£3,181,166	£3,178,203	£3,115,892	£3,053,582

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£399,642	£379,945	£364,368	£361,405	£290,094	£236,784

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,126,844	£1,547,147	£1,531,570	£1,528,607	£1,466,296	£1,403,986

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,610,479	£2,030,781	£2,015,204	£2,012,241	£1,949,931	£1,887,620

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£5,182,181	£2,602,483	£2,586,306	£2,583,943	£2,527,633	£2,459,322

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone C - RP Periphery £2,250 psf
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£4,469,857	£3,879,073	£3,863,495	£3,860,532	£3,798,222	£3,735,912

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£1,653,059	£1,062,275	£1,046,697	£1,043,734	£981,424	£919,114

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£2,620,261	£2,229,477	£2,213,899	£2,210,935	£2,148,626	£2,086,316

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£3,303,895	£2,713,111	£2,697,533	£2,694,570	£2,632,261	£2,569,950

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	8%	£3,675,397	£3,284,813	£3,269,235	£3,266,272	£3,203,963	£3,141,652

LB Camden
Local Plan Viability Testing 2023

Resi 2 - 6 Flats

Value Area	Zone C - RP Periphery £2,450 psf
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No Units	6
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£5,024,591	£4,424,936	£4,409,358	£4,406,395	£4,344,086	£4,281,775

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£2,207,793	£1,608,138	£1,592,560	£1,589,597	£1,527,287	£1,464,977

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,374,995	£2,775,340	£2,759,762	£2,756,799	£2,694,489	£2,632,179

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	8%	£3,858,629	£3,258,975	£3,243,396	£3,240,433	£3,178,124	£3,115,814

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	L (S)M1	£4,430,331	£3,830,676	£3,815,096	£3,812,135	£3,749,826	£3,687,516

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone C - £1,050 paf
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£1,664,357	£735,793	£712,426	£707,980	£614,515	£521,050

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£176,988	£1,705,432	£1,726,790	£1,733,245	£1,826,710	£1,920,175

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£234,707	£693,657	£717,224	£721,670	£815,195	£908,606

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£653,857	£274,797	£298,074	£302,520	£396,966	£489,460

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£1,149,332	£220,766	£197,401	£192,955	£99,490	£6,025

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone C - £1,150 psf
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	12%	£2,080,408	£1,145,190	£1,121,824	£1,117,378	£1,023,912	£930,447

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	12%	£580,817	£1,298,035	£1,319,401	£1,323,647	£1,417,313	£1,510,776

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	12%	£650,758	£284,490	£307,826	£312,272	£405,758	£499,203

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	12%	£1,069,908	£134,690	£117,324	£106,878	£13,412	£80,063

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PTL	12%	£1,585,383	£630,165	£606,799	£602,353	£508,887	£415,422

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone C - £1,350 psf
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,912,507	£1,963,985	£1,940,619	£1,936,172	£1,842,708	£1,749,242

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£471,282	£477,240	£500,698	£506,953	£398,517	£691,983

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,482,857	£534,335	£510,969	£506,522	£413,058	£319,592

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,902,007	£953,485	£930,119	£925,672	£832,208	£738,742

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,397,862	£1,448,960	£1,425,594	£1,421,147	£1,327,863	£1,234,217

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone C - £1,500 psf
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£3,536,583	£2,578,082	£2,554,715	£2,550,269	£2,456,803	£2,363,339

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£1,095,358	£136,857	£113,490	£109,044	£15,578	£77,888

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,106,933	£1,148,432	£1,125,085	£1,120,619	£1,027,153	£933,689

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,526,083	£1,567,582	£1,544,215	£1,539,789	£1,446,303	£1,352,839

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£5,021,358	£2,065,057	£2,039,890	£2,035,244	£1,941,778	£1,846,314

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone C - £1,750 psf
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£4,576,708	£3,601,575	£3,578,209	£3,573,762	£3,480,297	£3,386,832

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£2,135,483	£1,160,350	£1,136,984	£1,132,537	£1,039,072	£945,607

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£3,147,058	£2,171,925	£2,148,559	£2,144,112	£2,050,647	£1,957,182

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£3,566,208	£2,591,075	£2,567,709	£2,563,262	£2,469,797	£2,376,332

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PL	12%	£4,061,683	£3,086,950	£3,063,184	£3,058,737	£2,965,272	£2,871,807

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone C - £1,900 psf
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£5,200,784	£4,215,672	£4,192,306	£4,187,859	£4,094,393	£4,000,928

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£2,759,559	£1,774,447	£1,751,081	£1,746,634	£1,653,168	£1,559,703

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£3,771,134	£2,786,022	£2,762,656	£2,758,209	£2,664,743	£2,571,278

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£4,190,284	£3,205,172	£3,181,806	£3,177,359	£3,083,893	£2,990,428

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£4,685,759	£3,700,647	£3,677,281	£3,672,834	£3,579,368	£3,485,903

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone C - £2,000 psf
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£5,616,834	£4,625,069	£4,601,702	£4,597,256	£4,503,791	£4,410,326

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£3,175,609	£2,183,844	£2,160,477	£2,156,031	£2,062,566	£1,969,101

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£4,187,184	£3,195,419	£3,172,052	£3,167,606	£3,074,141	£2,980,676

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£4,606,334	£3,614,569	£3,591,202	£3,586,756	£3,493,291	£3,399,826

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£5,101,809	£4,110,044	£4,086,677	£4,082,231	£3,988,766	£3,895,301

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone C - RP Periphery £2,250 psf
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£6,656,960	£5,648,563	£5,625,197	£5,620,750	£5,527,285	£5,433,819

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£4,215,735	£3,207,338	£3,183,072	£3,179,525	£3,086,060	£2,992,594

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£5,227,310	£4,218,913	£4,195,547	£4,191,100	£4,097,635	£4,004,169

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£5,646,460	£4,638,063	£4,614,697	£4,610,250	£4,516,785	£4,423,319

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£6,181,935	£5,135,536	£5,110,172	£5,105,725	£5,012,260	£4,918,794

LB Camden
Local Plan Viability Testing 2023

Resi 3 - 9 Flats

Value Area	Zone C - RP Periphery £2,450 psf
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No Units	9
Site Area	0.025 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PIL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£7,489,060	£6,467,358	£6,443,992	£6,439,545	£6,346,079	£6,262,615

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£5,047,835	£4,026,133	£4,002,767	£3,998,320	£3,904,854	£3,811,390

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£6,059,410	£5,037,708	£5,014,342	£5,009,895	£4,916,429	£4,822,965

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	12%	£5,478,560	£5,456,858	£5,433,492	£5,429,045	£5,335,579	£5,242,115

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
PIL	L 25/11	£6,974,035	£5,952,333	£5,928,967	£5,924,520	£5,831,054	£5,737,590

LB Camden
Local Plan Viability Testing 2023

Resi 4- 10 Flats

Value Area	Zone C - £1,050 paf
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No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,809,550	£1,779,358	£1,751,272	£1,148,255	£1,033,907	£921,558
60% LAR : 40% CIR	8%	£1,560,452	£977,630	£948,708	£944,721	£833,034	£721,346
60% LAR : 40% CIR	12%	£1,435,026	£875,503	£848,055	£843,082	£731,692	£620,302
60% LAR : 40% CIR	14%	£1,372,097	£824,826	£797,013	£792,045	£680,796	£569,547
60% LAR : 40% CIR	18%	£1,246,904	£722,245	£694,489	£689,544	£579,960	£467,577
60% LAR : 40% CIR	20%	£1,182,443	£670,744	£643,029	£638,079	£467,220	£416,362
60% LAR : 40% CIR	24%	£1,055,294	£567,321	£539,664	£534,725	£424,099	£313,474
60% LAR : 40% CIR	26%	£961,507	£515,400	£487,771	£482,836	£372,320	£261,803
60% LAR : 40% CIR	30%	£863,511	£411,142	£383,854	£378,639	£268,324	£158,100
60% LAR : 40% CIR	35%	£702,726	£280,047	£262,524	£247,608	£137,518	£27,429
60% LAR : 40% CIR	50%	£215,221	£-127,335	£-166,894	£-162,176	£-280,408	£-398,640

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£34,114	£598,078	£824,165	£928,181	£741,530	£883,878
60% LAR : 40% CIR	8%	£214,898	£707,806	£865,728	£930,715	£642,493	£604,081
60% LAR : 40% CIR	12%	£-50,410	£-699,534	£-627,381	£-532,354	£-1,043,745	£-1,155,135
60% LAR : 40% CIR	14%	£-403,339	£-850,811	£-978,423	£-983,391	£-1,094,640	£-1,205,889
60% LAR : 40% CIR	18%	£-529,632	£-1,053,191	£-1,080,937	£-1,085,993	£-1,196,877	£-1,307,860
60% LAR : 40% CIR	20%	£-602,903	£-1,104,862	£-1,132,407	£-1,137,467	£-1,248,218	£-1,359,075
60% LAR : 40% CIR	24%	£-720,142	£-1,208,118	£-1,236,773	£-1,240,712	£-1,351,337	£-1,461,962
60% LAR : 40% CIR	26%	£-783,929	£-1,260,037	£-1,287,663	£-1,292,600	£-1,403,117	£-1,513,633
60% LAR : 40% CIR	30%	£-911,928	£-1,364,294	£-1,391,873	£-1,396,799	£-1,507,112	£-1,617,426
60% LAR : 40% CIR	35%	£-1,072,708	£-1,495,383	£-1,522,912	£-1,527,829	£-1,637,919	£-1,748,008
60% LAR : 40% CIR	50%	£-1,560,216	£-1,902,772	£-1,932,330	£-1,937,812	£-2,055,844	£-2,174,076

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£769,905	£159,613	£111,526	£106,510	£-839	£-118,189
60% LAR : 40% CIR	8%	£520,707	£-83,815	£-80,881	£-80,881	£-206,712	£-308,409
60% LAR : 40% CIR	12%	£-395,281	£-163,843	£-191,690	£-196,663	£-308,054	£-419,444
60% LAR : 40% CIR	14%	£-532,351	£-214,920	£-242,732	£-247,700	£-358,949	£-470,198
60% LAR : 40% CIR	18%	£-628,959	£-317,500	£-346,728	£-350,262	£-461,186	£-572,169
60% LAR : 40% CIR	20%	£-742,098	£-369,001	£-398,716	£-401,688	£-512,526	£-623,384
60% LAR : 40% CIR	24%	£-854,549	£-472,425	£-500,082	£-505,021	£-615,646	£-729,272
60% LAR : 40% CIR	26%	£-948,238	£-524,348	£-551,974	£-556,910	£-669,426	£-777,942
60% LAR : 40% CIR	30%	£-1,116,255	£-628,004	£-664,181	£-669,108	£-771,421	£-881,726
60% LAR : 40% CIR	35%	£-1,337,017	£-759,690	£-787,221	£-792,138	£-902,228	£-1,012,317
60% LAR : 40% CIR	50%	£-1,824,525	£-1,167,081	£-1,196,630	£-1,201,921	£-1,320,193	£-1,438,395

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,074,641	£444,249	£416,363	£411,346	£298,998	£186,640
60% LAR : 40% CIR	8%	£620,543	£242,721	£214,799	£209,812	£98,124	£13,993
60% LAR : 40% CIR	12%	£700,117	£140,994	£113,146	£108,173	£-2,217	£-114,607
60% LAR : 40% CIR	14%	£637,188	£89,917	£62,104	£57,136	£-4,113	£-163,362
60% LAR : 40% CIR	18%	£510,895	£-12,884	£-80,810	£-85,864	£-158,369	£-261,355
60% LAR : 40% CIR	20%	£-447,534	£-64,165	£-91,680	£-96,830	£-207,689	£-318,547
60% LAR : 40% CIR	24%	£-520,385	£-167,588	£-195,245	£-200,185	£-310,810	£-421,439
60% LAR : 40% CIR	26%	£-595,598	£-276,609	£-294,138	£-299,073	£-422,590	£-523,108
60% LAR : 40% CIR	30%	£-728,801	£-323,767	£-351,345	£-356,271	£-496,585	£-626,899
60% LAR : 40% CIR	35%	£-82,180	£-454,862	£-482,385	£-487,301	£-607,391	£-707,481
60% LAR : 40% CIR	50%	£-619,689	£-869,244	£-901,809	£-907,085	£-1,016,317	£-1,133,549

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,434,388	£804,795	£776,708	£777,692	£689,383	£586,999
60% LAR : 40% CIR	8%	£1,186,880	£603,067	£575,144	£570,158	£458,470	£346,782
60% LAR : 40% CIR	12%	£1,060,463	£501,339	£473,492	£468,518	£357,128	£245,738
60% LAR : 40% CIR	14%	£997,533	£450,262	£422,449	£417,482	£306,233	£194,984
60% LAR : 40% CIR	18%	£871,241	£347,692	£319,955	£314,960	£203,992	£93,012
60% LAR : 40% CIR	20%	£807,880	£296,180	£268,466	£263,515	£152,656	£41,798
60% LAR : 40% CIR	24%	£680,730	£192,757	£165,100	£160,161	£49,536	£-81,990
60% LAR : 40% CIR	26%	£616,943	£140,836	£113,207	£108,272	£-2,946	£-113,160
60% LAR : 40% CIR	30%	£488,947	£-36,578	£-9,001	£4,074	£-106,239	£-219,553
60% LAR : 40% CIR	35%	£328,165	£-194,517	£-122,039	£-126,956	£-237,406	£-347,139
60% LAR : 40% CIR	50%	£-189,983	£-601,699	£-631,458	£-636,739	£-864,971	£-973,304

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone C - £1,150 psf
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No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	8%	£2,271,828	£1,634,244	£1,606,158	£1,601,142	£1,486,793	£1,376,444
60% LAR - 40% CIR	8%	£1,882,748	£1,396,125	£1,368,203	£1,363,216	£1,251,529	£1,139,841
60% LAR - 40% CIR	12%	£1,841,831	£1,276,203	£1,248,355	£1,243,381	£1,131,991	£1,020,602
60% LAR - 40% CIR	14%	£1,769,655	£1,216,027	£1,188,215	£1,183,248	£1,071,999	£960,749
60% LAR - 40% CIR	18%	£1,624,673	£1,085,252	£1,087,598	£1,082,551	£951,566	£840,583
60% LAR - 40% CIR	20%	£1,552,296	£1,034,652	£1,006,937	£1,001,988	£891,129	£780,270
60% LAR - 40% CIR	24%	£1,406,626	£913,034	£885,378	£880,438	£769,812	£659,188
60% LAR - 40% CIR	26%	£1,333,583	£862,016	£824,387	£819,452	£708,835	£598,419
60% LAR - 40% CIR	30%	£1,187,105	£729,563	£701,984	£697,056	£586,744	£478,433
60% LAR - 40% CIR	35%	£1,003,209	£575,723	£548,201	£543,284	£433,195	£323,104
60% LAR - 40% CIR	50%	£446,360	£109,126	£81,723	£76,826	£-35,075	£-153,308

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£496,391	£141,192	£169,278	£174,235	£286,644	£388,992
60% LAR - 40% CIR	8%	£210,312	£379,311	£400,283	£414,220	£533,088	£653,995
60% LAR - 40% CIR	12%	£86,395	£499,233	£527,082	£535,055	£643,445	£754,835
60% LAR - 40% CIR	14%	£-71	£559,409	£587,222	£592,188	£703,437	£814,887
60% LAR - 40% CIR	18%	£150,264	£680,184	£707,931	£712,898	£823,870	£934,933
60% LAR - 40% CIR	20%	£221,110	£747,849	£766,860	£774,446	£884,307	£995,166
60% LAR - 40% CIR	24%	£388,810	£862,402	£890,058	£894,999	£1,005,624	£1,116,248
60% LAR - 40% CIR	26%	£441,844	£923,421	£951,050	£955,885	£1,069,501	£1,177,017
60% LAR - 40% CIR	30%	£588,311	£1,045,874	£1,073,462	£1,078,378	£1,188,692	£1,299,035
60% LAR - 40% CIR	35%	£722,228	£1,199,114	£1,227,235	£1,232,153	£1,342,242	£1,452,332
60% LAR - 40% CIR	50%	£1,429,077	£1,698,311	£1,693,714	£1,698,610	£1,810,512	£1,928,744

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,232,082	£594,499	£566,413	£561,396	£449,047	£336,699
60% LAR - 40% CIR	8%	£946,093	£395,380	£328,458	£323,471	£211,783	£100,098
60% LAR - 40% CIR	12%	£802,086	£298,458	£208,609	£203,636	£92,246	£-19,144
60% LAR - 40% CIR	14%	£729,910	£176,282	£148,469	£143,503	£32,254	£-79,397
60% LAR - 40% CIR	18%	£585,127	£55,506	£27,767	£22,805	£68,076	£-189,162
60% LAR - 40% CIR	20%	£512,621	£-93,808	£-84,808	£-81,761	£-148,816	£-269,475
60% LAR - 40% CIR	24%	£366,881	£-128,711	£-154,368	£-159,308	£-269,933	£-380,557
60% LAR - 40% CIR	26%	£293,847	£-187,790	£-215,389	£-220,294	£-330,810	£-441,327
60% LAR - 40% CIR	30%	£147,860	£-310,161	£-373,761	£-374,667	£-443,001	£-563,315
60% LAR - 40% CIR	35%	£-36,537	£-484,023	£-601,544	£-606,462	£-606,551	£-716,641
60% LAR - 40% CIR	50%	£-493,388	£-890,699	£-958,023	£-969,879	£-1,074,821	£-1,193,083

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,236,918	£899,335	£871,249	£866,232	£753,884	£641,535
60% LAR - 40% CIR	8%	£1,250,839	£661,216	£633,294	£628,307	£516,620	£404,892
60% LAR - 40% CIR	12%	£1,106,922	£541,294	£513,446	£508,472	£397,082	£285,693
60% LAR - 40% CIR	14%	£1,034,746	£481,118	£463,306	£448,339	£337,090	£225,840
60% LAR - 40% CIR	18%	£869,863	£360,343	£332,597	£327,641	£216,057	£105,674
60% LAR - 40% CIR	20%	£817,357	£299,743	£272,028	£267,079	£156,220	£45,361
60% LAR - 40% CIR	24%	£671,717	£178,125	£150,469	£145,529	£34,903	£-75,721
60% LAR - 40% CIR	26%	£568,684	£117,106	£89,478	£84,542	£25,976	£-236,469
60% LAR - 40% CIR	30%	£452,196	£-34,346	£-68,625	£-73,697	£-148,165	£-268,478
60% LAR - 40% CIR	35%	£268,300	£-159,186	£-186,708	£-191,625	£-301,715	£-411,805
60% LAR - 40% CIR	50%	£-288,549	£-625,784	£-693,186	£-698,083	£-789,984	£-888,217

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,897,264	£1,239,681	£1,231,994	£1,226,978	£1,116,229	£1,001,981
60% LAR - 40% CIR	8%	£1,611,185	£1,051,662	£1,063,640	£1,058,653	£976,777	£862,777
60% LAR - 40% CIR	12%	£1,467,268	£901,639	£873,791	£868,818	£757,427	£646,038
60% LAR - 40% CIR	14%	£1,395,092	£841,464	£813,651	£808,684	£697,435	£586,185
60% LAR - 40% CIR	18%	£1,253,939	£720,642	£702,942	£697,970	£587,091	£466,620
60% LAR - 40% CIR	20%	£1,177,703	£660,089	£632,374	£627,425	£516,565	£405,706
60% LAR - 40% CIR	24%	£1,032,062	£538,470	£510,814	£505,874	£395,249	£284,624
60% LAR - 40% CIR	26%	£959,039	£474,452	£449,823	£444,888	£334,372	£223,655
60% LAR - 40% CIR	30%	£812,541	£354,999	£327,420	£322,495	£212,180	£101,867
60% LAR - 40% CIR	35%	£628,645	£201,159	£173,638	£168,720	£58,631	£-51,459
60% LAR - 40% CIR	50%	£71,796	£-626,456	£-682,841	£-687,734	£-606,638	£-627,671

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone C - £1,350 psf
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No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,196,383	£2,544,017	£2,515,930	£2,510,913	£2,398,554	£2,286,217
60% LAR - 40% CIR	8%	£2,836,340	£2,233,116	£2,205,194	£2,200,207	£2,088,519	£1,976,831
60% LAR - 40% CIR	12%	£2,655,441	£2,076,802	£2,048,954	£2,043,981	£1,932,591	£1,821,201
60% LAR - 40% CIR	14%	£2,564,775	£1,998,432	£1,970,619	£1,965,651	£1,854,402	£1,743,153
60% LAR - 40% CIR	18%	£2,363,008	£1,841,255	£1,813,519	£1,808,564	£1,697,580	£1,586,597
60% LAR - 40% CIR	20%	£2,291,911	£1,732,471	£1,704,756	£1,700,806	£1,615,946	£1,508,089
60% LAR - 40% CIR	24%	£2,109,288	£1,604,460	£1,576,804	£1,571,865	£1,461,240	£1,350,614
60% LAR - 40% CIR	26%	£2,017,764	£1,525,247	£1,497,618	£1,492,683	£1,382,167	£1,271,651
60% LAR - 40% CIR	30%	£1,834,294	£1,369,403	£1,338,804	£1,333,869	£1,223,595	£1,113,271
60% LAR - 40% CIR	35%	£1,604,171	£1,167,076	£1,139,553	£1,134,636	£1,024,546	£914,456
60% LAR - 40% CIR	50%	£908,638	£564,012	£536,609	£531,712	£422,102	£312,491

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,420,947	£768,581	£740,493	£735,477	£623,128	£510,780
60% LAR - 40% CIR	8%	£1,060,904	£457,679	£429,577	£424,771	£313,083	£201,396
60% LAR - 40% CIR	12%	£860,004	£301,366	£273,518	£268,544	£157,155	£45,756
60% LAR - 40% CIR	14%	£789,338	£222,995	£195,183	£190,215	£78,966	£-32,293
60% LAR - 40% CIR	18%	£607,572	£105,829	£38,083	£33,128	£-77,897	£-189,940
60% LAR - 40% CIR	20%	£514,474	£-12,968	£-84,081	£-89,114	£-156,474	£-267,445
60% LAR - 40% CIR	24%	£333,851	£-170,916	£-198,632	£-203,571	£-314,197	£-424,822
60% LAR - 40% CIR	26%	£242,328	£-220,190	£-277,818	£-282,753	£-393,270	£-503,785
60% LAR - 40% CIR	30%	£59,858	£-449,043	£-546,812	£-541,538	£-651,851	£-762,165
60% LAR - 40% CIR	35%	£-171,285	£-608,361	£-635,883	£-640,801	£-750,890	£-860,980
60% LAR - 40% CIR	50%	£-668,738	£-1,211,425	£-1,238,827	£-1,243,724	£-1,353,335	£-1,462,945

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,156,638	£1,504,272	£1,476,184	£1,471,168	£1,358,819	£1,246,471
60% LAR - 40% CIR	8%	£1,796,695	£1,163,370	£1,165,468	£1,160,461	£1,048,774	£937,086
60% LAR - 40% CIR	12%	£1,615,695	£1,037,057	£1,009,209	£1,004,235	£892,846	£781,456
60% LAR - 40% CIR	14%	£1,525,029	£958,686	£930,874	£925,906	£814,657	£703,408
60% LAR - 40% CIR	18%	£1,343,263	£801,520	£773,774	£768,816	£657,534	£546,351
60% LAR - 40% CIR	20%	£1,252,165	£722,725	£695,010	£690,060	£578,201	£468,343
60% LAR - 40% CIR	24%	£1,069,542	£564,715	£537,059	£532,120	£421,494	£310,869
60% LAR - 40% CIR	26%	£978,019	£485,501	£457,873	£452,937	£342,421	£231,906
60% LAR - 40% CIR	30%	£784,549	£329,657	£299,079	£294,153	£183,840	£73,529
60% LAR - 40% CIR	35%	£564,426	£127,330	£99,808	£94,890	£-15,199	£-125,289
60% LAR - 40% CIR	50%	£-181,107	£-475,794	£-503,137	£-508,033	£-617,644	£-727,254

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,461,474	£1,809,108	£1,781,020	£1,776,004	£1,663,855	£1,551,508
60% LAR - 40% CIR	8%	£2,101,431	£1,498,207	£1,470,285	£1,465,268	£1,353,610	£1,241,922
60% LAR - 40% CIR	12%	£1,920,531	£1,341,893	£1,314,045	£1,309,072	£1,197,682	£1,086,292
60% LAR - 40% CIR	14%	£1,829,865	£1,263,523	£1,235,710	£1,230,742	£1,119,493	£1,008,244
60% LAR - 40% CIR	18%	£1,648,099	£1,106,356	£1,078,610	£1,073,637	£962,071	£851,689
60% LAR - 40% CIR	20%	£1,557,002	£1,027,562	£999,847	£994,897	£884,037	£773,179
60% LAR - 40% CIR	24%	£1,374,379	£869,551	£841,895	£836,956	£726,251	£615,705
60% LAR - 40% CIR	26%	£1,282,856	£790,338	£762,709	£757,774	£647,297	£536,742
60% LAR - 40% CIR	30%	£1,099,385	£631,494	£603,815	£598,890	£488,676	£378,362
60% LAR - 40% CIR	35%	£869,262	£432,166	£404,644	£399,728	£289,637	£179,547
60% LAR - 40% CIR	50%	£173,729	£-170,897	£-198,300	£-205,197	£-312,807	£-422,418

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,421,520	£2,189,855	£2,147,398	£2,142,349	£2,029,301	£1,917,553
60% LAR - 40% CIR	8%	£2,461,776	£1,858,552	£1,830,630	£1,825,643	£1,713,956	£1,602,268
60% LAR - 40% CIR	12%	£2,280,877	£1,702,239	£1,674,390	£1,669,417	£1,558,028	£1,446,638
60% LAR - 40% CIR	14%	£2,190,211	£1,623,868	£1,596,056	£1,591,088	£1,479,839	£1,368,590
60% LAR - 40% CIR	18%	£2,008,444	£1,468,705	£1,440,965	£1,435,965	£1,324,016	£1,212,033
60% LAR - 40% CIR	20%	£1,917,347	£1,387,907	£1,360,192	£1,355,242	£1,244,383	£1,133,525
60% LAR - 40% CIR	24%	£1,734,724	£1,229,897	£1,202,241	£1,197,301	£1,086,676	£976,051
60% LAR - 40% CIR	26%	£1,643,201	£1,150,883	£1,123,054	£1,118,119	£1,007,603	£897,088
60% LAR - 40% CIR	30%	£1,459,730	£991,839	£964,261	£959,335	£849,022	£738,708
60% LAR - 40% CIR	35%	£1,229,608	£792,512	£764,989	£760,072	£649,983	£539,893
60% LAR - 40% CIR	50%	£534,075	£189,448	£162,045	£157,149	£47,538	£-62,979

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone C - £1,500 psf
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No Units	10
Site Area	0.02 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,889,601	£3,226,346	£3,196,259	£3,193,243	£3,080,894	£2,968,545
60% LAR : 40% CIR	8%	£3,474,294	£2,960,859	£2,832,096	£2,827,090	£2,716,262	£2,604,574
60% LAR : 40% CIR	12%	£3,265,648	£2,677,252	£2,649,404	£2,644,431	£2,533,041	£2,421,651
60% LAR : 40% CIR	14%	£3,161,113	£2,585,235	£2,557,422	£2,552,455	£2,441,205	£2,329,956
60% LAR : 40% CIR	18%	£2,651,010	£2,400,775	£2,373,030	£2,368,073	£2,257,090	£2,146,106
60% LAR : 40% CIR	20%	£2,846,645	£2,308,534	£2,290,619	£2,275,669	£2,164,810	£2,053,862
60% LAR : 40% CIR	24%	£2,636,285	£2,123,031	£2,096,375	£2,090,435	£1,979,810	£1,869,185
60% LAR : 40% CIR	26%	£2,630,893	£2,030,170	£2,002,542	£1,997,606	£1,887,090	£1,776,575
60% LAR : 40% CIR	30%	£2,319,696	£1,844,034	£1,818,455	£1,813,509	£1,703,215	£1,592,902
60% LAR : 40% CIR	35%	£2,054,892	£1,610,589	£1,583,066	£1,578,150	£1,468,060	£1,357,971
60% LAR : 40% CIR	50%	£1,255,346	£905,176	£877,773	£872,877	£763,266	£653,655

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,114,365	£1,450,509	£1,422,823	£1,417,806	£1,305,458	£1,193,109
60% LAR : 40% CIR	8%	£1,698,948	£1,085,422	£1,057,560	£1,052,513	£940,826	£829,136
60% LAR : 40% CIR	12%	£1,490,212	£901,815	£873,958	£868,965	£757,504	£646,214
60% LAR : 40% CIR	14%	£1,385,677	£809,798	£781,986	£777,018	£665,769	£554,520
60% LAR : 40% CIR	18%	£1,176,174	£625,338	£597,593	£592,637	£481,654	£370,670
60% LAR : 40% CIR	20%	£1,071,208	£532,868	£508,183	£503,233	£390,373	£279,315
60% LAR : 40% CIR	24%	£860,849	£347,595	£319,939	£314,998	£204,373	£93,749
60% LAR : 40% CIR	26%	£755,457	£254,734	£227,105	£222,170	£111,654	£1,138
60% LAR : 40% CIR	30%	£544,260	£68,599	£41,919	£36,992	£4,221	£144,854
60% LAR : 40% CIR	35%	£279,455	£164,847	£192,370	£197,288	£307,377	£417,466
60% LAR : 40% CIR	50%	£520,090	£870,260	£897,663	£902,560	£1,012,170	£1,121,781

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£2,850,056	£2,186,600	£2,158,514	£2,153,497	£2,041,149	£1,928,800
60% LAR : 40% CIR	8%	£2,434,539	£1,821,113	£1,793,191	£1,788,204	£1,675,517	£1,564,029
60% LAR : 40% CIR	12%	£2,225,903	£1,637,506	£1,609,659	£1,604,685	£1,493,295	£1,381,905
60% LAR : 40% CIR	14%	£2,121,367	£1,545,489	£1,517,677	£1,512,709	£1,401,460	£1,290,211
60% LAR : 40% CIR	18%	£1,911,865	£1,361,029	£1,333,294	£1,328,326	£1,217,345	£1,106,361
60% LAR : 40% CIR	20%	£1,806,899	£1,268,588	£1,240,874	£1,235,903	£1,125,064	£1,014,208
60% LAR : 40% CIR	24%	£1,596,540	£1,083,296	£1,055,630	£1,050,689	£940,064	£829,440
60% LAR : 40% CIR	26%	£1,491,148	£990,425	£962,796	£957,861	£847,345	£736,829
60% LAR : 40% CIR	30%	£544,260	£68,599	£41,919	£36,992	£4,221	£61,157
60% LAR : 40% CIR	35%	£1,015,146	£570,843	£543,321	£538,404	£428,314	£318,225
60% LAR : 40% CIR	50%	£2,150,011	£1,945,569	£1,971,972	£1,966,869	£2,076,479	£2,186,090

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,154,892	£2,491,437	£2,463,350	£2,458,334	£2,345,985	£2,233,636
60% LAR : 40% CIR	8%	£2,739,735	£2,125,960	£2,098,027	£2,093,041	£1,981,353	£1,869,665
60% LAR : 40% CIR	12%	£2,530,739	£1,942,343	£1,914,495	£1,909,522	£1,798,132	£1,686,741
60% LAR : 40% CIR	14%	£2,426,204	£1,850,326	£1,822,513	£1,817,545	£1,706,296	£1,595,047
60% LAR : 40% CIR	18%	£2,216,201	£1,665,869	£1,638,120	£1,633,154	£1,522,181	£1,411,197
60% LAR : 40% CIR	20%	£2,111,735	£1,573,425	£1,545,710	£1,540,760	£1,429,901	£1,319,043
60% LAR : 40% CIR	24%	£1,901,376	£1,388,122	£1,360,466	£1,355,526	£1,244,900	£1,134,276
60% LAR : 40% CIR	26%	£1,795,984	£1,295,261	£1,267,632	£1,262,697	£1,152,181	£1,041,566
60% LAR : 40% CIR	30%	£1,584,777	£1,109,125	£1,081,546	£1,076,620	£966,306	£855,993
60% LAR : 40% CIR	35%	£1,319,982	£875,680	£848,157	£843,241	£733,151	£623,061
60% LAR : 40% CIR	50%	£520,437	£1,70,267	£142,864	£137,968	£28,357	£81,254

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,975,238	£2,281,752	£2,253,896	£2,248,619	£2,136,331	£2,024,043
60% LAR : 40% CIR	8%	£3,089,720	£2,486,296	£2,458,373	£2,453,386	£2,341,698	£2,230,011
60% LAR : 40% CIR	12%	£2,891,084	£2,302,688	£2,274,841	£2,269,867	£2,158,477	£2,047,087
60% LAR : 40% CIR	14%	£2,796,549	£2,210,671	£2,182,859	£2,177,891	£2,066,642	£1,955,393
60% LAR : 40% CIR	18%	£2,477,046	£2,026,211	£1,998,466	£1,993,410	£1,882,277	£1,771,543
60% LAR : 40% CIR	20%	£2,472,081	£1,933,770	£1,906,056	£1,901,105	£1,790,246	£1,679,388
60% LAR : 40% CIR	24%	£2,261,722	£1,748,467	£1,720,811	£1,715,871	£1,605,246	£1,494,622
60% LAR : 40% CIR	26%	£2,156,330	£1,655,607	£1,627,978	£1,623,043	£1,512,526	£1,402,011
60% LAR : 40% CIR	30%	£1,945,122	£1,469,470	£1,441,892	£1,436,965	£1,326,652	£1,216,339
60% LAR : 40% CIR	35%	£1,680,328	£1,283,025	£1,256,503	£1,251,586	£1,093,496	£983,407
60% LAR : 40% CIR	50%	£980,762	£530,613	£503,210	£498,313	£386,702	£279,092

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone C - £1,750 psf
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No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,045,496	£4,363,562	£4,335,474	£4,330,458	£4,218,109	£4,105,761
60% LAR - 40% CIR	8%	£4,537,523	£3,907,597	£3,879,114	£3,874,188	£3,762,500	£3,650,812
60% LAR - 40% CIR	12%	£4,282,659	£3,678,001	£3,650,154	£3,645,180	£3,533,790	£3,422,400
60% LAR - 40% CIR	14%	£4,155,011	£3,563,240	£3,535,427	£3,530,460	£3,419,211	£3,307,962
60% LAR - 40% CIR	18%	£3,999,280	£3,333,291	£3,305,546	£3,300,590	£3,189,607	£3,078,622
60% LAR - 40% CIR	20%	£3,771,200	£3,218,106	£3,190,392	£3,185,441	£3,074,852	£2,963,724
60% LAR - 40% CIR	24%	£3,514,613	£2,987,314	£2,959,688	£2,954,719	£2,844,093	£2,733,468
60% LAR - 40% CIR	26%	£3,386,107	£2,871,710	£2,844,081	£2,839,146	£2,728,629	£2,618,114
60% LAR - 40% CIR	30%	£3,128,673	£2,640,985	£2,612,606	£2,607,679	£2,497,266	£2,386,953
60% LAR - 40% CIR	35%	£2,806,094	£2,349,779	£2,322,257	£2,317,340	£2,207,250	£2,097,160
60% LAR - 40% CIR	50%	£1,833,194	£1,473,784	£1,446,381	£1,441,484	£1,331,874	£1,222,263

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£3,270,060	£2,588,126	£2,560,038	£2,555,022	£2,442,673	£2,330,324
60% LAR - 40% CIR	8%	£2,762,086	£2,151,660	£2,103,738	£2,098,751	£1,987,064	£1,875,376
60% LAR - 40% CIR	12%	£2,507,223	£1,922,565	£1,874,718	£1,869,744	£1,758,354	£1,646,964
60% LAR - 40% CIR	14%	£2,379,574	£1,787,803	£1,759,991	£1,755,024	£1,643,775	£1,532,526
60% LAR - 40% CIR	18%	£2,123,944	£1,557,855	£1,530,109	£1,525,153	£1,414,170	£1,303,186
60% LAR - 40% CIR	20%	£1,965,704	£1,442,670	£1,414,965	£1,410,005	£1,299,146	£1,188,288
60% LAR - 40% CIR	24%	£1,730,177	£1,211,878	£1,184,222	£1,179,282	£1,068,657	£958,032
60% LAR - 40% CIR	26%	£1,610,671	£1,096,273	£1,068,644	£1,063,709	£953,193	£842,678
60% LAR - 40% CIR	30%	£1,353,237	£864,648	£837,070	£832,143	£721,603	£611,517
60% LAR - 40% CIR	35%	£1,030,658	£574,343	£546,820	£541,904	£431,614	£321,723
60% LAR - 40% CIR	50%	£57,758	£301,652	£320,053	£313,953	£443,952	£553,173

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£4,005,751	£3,323,816	£3,295,729	£3,290,712	£3,178,364	£3,066,015
60% LAR - 40% CIR	8%	£3,497,777	£2,887,351	£2,839,429	£2,834,442	£2,722,755	£2,611,067
60% LAR - 40% CIR	12%	£3,242,914	£2,638,256	£2,610,408	£2,605,435	£2,494,045	£2,382,655
60% LAR - 40% CIR	14%	£3,115,265	£2,523,494	£2,495,682	£2,490,715	£2,379,466	£2,268,217
60% LAR - 40% CIR	18%	£2,859,535	£2,253,546	£2,265,880	£2,260,844	£2,149,361	£2,038,877
60% LAR - 40% CIR	20%	£2,591,455	£2,178,361	£2,150,646	£2,145,696	£2,034,837	£1,923,978
60% LAR - 40% CIR	24%	£2,474,868	£1,947,569	£1,919,913	£1,914,973	£1,804,348	£1,693,723
60% LAR - 40% CIR	26%	£2,346,362	£1,831,964	£1,804,335	£1,799,400	£1,688,884	£1,578,369
60% LAR - 40% CIR	30%	£1,953,237	£1,600,339	£1,572,761	£1,567,834	£1,457,521	£1,347,207
60% LAR - 40% CIR	35%	£1,766,349	£1,310,034	£1,282,511	£1,277,595	£1,167,505	£1,057,414
60% LAR - 40% CIR	50%	£793,449	£434,039	£406,636	£401,738	£292,129	£182,618

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£4,310,587	£3,628,653	£3,600,565	£3,595,549	£3,483,200	£3,370,851
60% LAR - 40% CIR	8%	£3,802,614	£2,887,351	£2,839,429	£2,834,442	£2,722,755	£2,611,067
60% LAR - 40% CIR	12%	£3,547,750	£2,943,092	£2,915,245	£2,910,271	£2,798,881	£2,687,491
60% LAR - 40% CIR	14%	£3,420,102	£2,828,330	£2,800,518	£2,795,551	£2,684,302	£2,573,053
60% LAR - 40% CIR	18%	£3,154,371	£2,558,362	£2,570,657	£2,565,681	£2,454,697	£2,343,713
60% LAR - 40% CIR	20%	£3,036,291	£2,483,197	£2,455,483	£2,450,532	£2,339,673	£2,228,815
60% LAR - 40% CIR	24%	£2,779,704	£2,252,405	£2,224,749	£2,219,810	£2,109,184	£1,998,559
60% LAR - 40% CIR	26%	£2,651,198	£2,136,800	£2,109,172	£2,104,237	£1,993,720	£1,883,205
60% LAR - 40% CIR	30%	£2,383,794	£1,905,176	£1,877,597	£1,872,670	£1,762,357	£1,652,044
60% LAR - 40% CIR	35%	£2,071,185	£1,614,870	£1,587,348	£1,582,431	£1,472,341	£1,362,251
60% LAR - 40% CIR	50%	£1,098,285	£738,875	£711,472	£706,575	£596,965	£487,354

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£4,670,533	£3,988,998	£3,960,911	£3,955,894	£3,843,546	£3,731,197
60% LAR - 40% CIR	8%	£4,162,560	£3,332,533	£3,304,611	£3,299,624	£3,187,356	£3,075,267
60% LAR - 40% CIR	12%	£3,908,096	£3,303,438	£3,275,590	£3,270,617	£3,159,227	£3,047,836
60% LAR - 40% CIR	14%	£3,780,447	£3,188,676	£3,160,863	£3,155,897	£3,044,648	£2,933,398
60% LAR - 40% CIR	18%	£3,524,117	£2,958,727	£2,930,962	£2,925,982	£2,814,643	£2,703,252
60% LAR - 40% CIR	20%	£3,396,637	£2,843,543	£2,815,828	£2,810,878	£2,700,019	£2,589,160
60% LAR - 40% CIR	24%	£3,140,050	£2,612,750	£2,585,094	£2,580,155	£2,469,530	£2,358,905
60% LAR - 40% CIR	26%	£3,011,544	£2,497,140	£2,469,517	£2,464,582	£2,354,066	£2,243,550
60% LAR - 40% CIR	30%	£2,754,110	£2,265,521	£2,237,942	£2,233,016	£2,122,702	£2,012,389
60% LAR - 40% CIR	35%	£2,431,530	£1,975,216	£1,947,693	£1,942,777	£1,832,686	£1,722,596
60% LAR - 40% CIR	50%	£1,458,631	£1,099,221	£1,071,618	£1,066,920	£957,311	£847,700

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone C - £1,900 psf
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No Units	10
Site Area	0.02 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£5,738,913	£5,045,891	£5,017,803	£5,012,787	£4,900,438	£4,786,989
60% LAR : 40% CIR	12%	£3,175,467	£4,534,839	£4,508,917	£4,501,931	£4,399,243	£4,278,555
60% LAR : 40% CIR	14%	£4,892,867	£4,278,451	£4,250,603	£4,245,630	£4,134,240	£4,022,849
60% LAR : 40% CIR	14%	£4,751,349	£4,150,043	£4,122,230	£4,117,263	£4,006,014	£3,894,765
60% LAR : 40% CIR	18%	£4,467,892	£3,892,802	£3,865,055	£3,860,100	£3,749,116	£3,638,133
60% LAR : 40% CIR	20%	£4,526,934	£3,763,970	£3,736,255	£3,731,305	£3,620,446	£3,509,587
60% LAR : 40% CIR	24%	£4,041,611	£3,505,885	£3,478,229	£3,473,289	£3,362,663	£3,252,039
60% LAR : 40% CIR	26%	£3,899,236	£3,376,633	£3,349,004	£3,344,069	£3,233,554	£3,123,037
60% LAR : 40% CIR	30%	£3,814,095	£3,117,715	£3,091,136	£3,086,210	£2,974,896	£2,864,383
60% LAR : 40% CIR	35%	£3,256,814	£2,793,294	£2,765,771	£2,760,854	£2,650,764	£2,540,674
60% LAR : 40% CIR	50%	£2,179,902	£1,814,949	£1,787,546	£1,782,648	£1,673,039	£1,563,428

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,963,477	£3,270,454	£3,242,367	£3,237,380	£3,125,002	£3,012,853
60% LAR : 40% CIR	8%	£3,400,030	£2,759,403	£2,731,461	£2,726,494	£2,614,806	£2,503,119
60% LAR : 40% CIR	12%	£3,117,430	£2,503,014	£2,475,167	£2,470,193	£2,358,803	£2,247,413
60% LAR : 40% CIR	14%	£2,975,913	£2,374,606	£2,346,794	£2,341,827	£2,230,578	£2,119,329
60% LAR : 40% CIR	18%	£2,692,446	£2,117,365	£2,089,619	£2,084,664	£1,973,680	£1,862,697
60% LAR : 40% CIR	20%	£2,560,498	£1,985,633	£1,960,619	£1,955,668	£1,845,039	£1,734,151
60% LAR : 40% CIR	24%	£2,266,174	£1,730,448	£1,702,792	£1,697,852	£1,587,227	£1,476,603
60% LAR : 40% CIR	26%	£2,123,799	£1,601,197	£1,573,568	£1,568,633	£1,458,117	£1,347,601
60% LAR : 40% CIR	30%	£1,838,629	£1,342,270	£1,314,700	£1,309,774	£1,199,460	£1,089,146
60% LAR : 40% CIR	35%	£1,481,376	£1,017,857	£990,335	£985,417	£875,328	£765,238
60% LAR : 40% CIR	50%	£404,466	£39,512	£12,109	£7,212	-£102,356	-£12,008

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,699,168	£4,006,145	£3,978,058	£3,973,041	£3,860,693	£3,748,344
60% LAR : 40% CIR	8%	£4,135,721	£3,495,094	£3,467,172	£3,462,155	£3,350,497	£3,238,810
60% LAR : 40% CIR	12%	£3,853,121	£3,238,705	£3,210,858	£3,205,884	£3,094,494	£2,983,104
60% LAR : 40% CIR	14%	£3,711,604	£3,110,297	£3,082,485	£3,077,518	£2,966,269	£2,855,020
60% LAR : 40% CIR	18%	£3,428,137	£2,855,056	£2,825,310	£2,820,355	£2,708,371	£2,596,388
60% LAR : 40% CIR	20%	£3,286,189	£2,724,024	£2,694,609	£2,689,159	£2,576,700	£2,464,942
60% LAR : 40% CIR	24%	£3,001,865	£2,466,139	£2,436,483	£2,431,543	£2,322,918	£2,212,294
60% LAR : 40% CIR	26%	£2,859,490	£2,336,888	£2,306,259	£2,301,324	£2,193,808	£2,083,292
60% LAR : 40% CIR	30%	£2,674,300	£2,017,669	£2,000,391	£1,995,214	£1,885,151	£1,774,837
60% LAR : 40% CIR	35%	£2,217,069	£1,753,548	£1,726,026	£1,721,108	£1,611,019	£1,500,929
60% LAR : 40% CIR	50%	£1,140,157	£775,203	£747,800	£742,903	£633,293	£523,682

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,004,004	£4,310,982	£4,282,894	£4,277,878	£4,165,529	£4,053,180
60% LAR : 40% CIR	8%	£4,440,558	£3,799,930	£3,772,008	£3,767,021	£3,654,534	£3,542,046
60% LAR : 40% CIR	12%	£4,157,958	£3,543,541	£3,515,694	£3,510,721	£3,399,330	£3,287,940
60% LAR : 40% CIR	14%	£4,016,440	£3,415,133	£3,387,321	£3,382,354	£3,271,105	£3,159,856
60% LAR : 40% CIR	18%	£3,732,973	£3,157,893	£3,130,146	£3,125,191	£3,014,207	£2,903,224
60% LAR : 40% CIR	20%	£3,591,025	£3,029,061	£3,001,346	£2,996,396	£2,885,536	£2,774,678
60% LAR : 40% CIR	24%	£3,306,702	£2,770,976	£2,743,320	£2,738,379	£2,627,754	£2,517,130
60% LAR : 40% CIR	26%	£3,164,326	£2,641,724	£2,614,066	£2,609,160	£2,498,645	£2,388,128
60% LAR : 40% CIR	30%	£2,879,166	£2,382,806	£2,355,207	£2,350,301	£2,239,987	£2,129,674
60% LAR : 40% CIR	35%	£2,521,905	£2,068,384	£2,030,862	£2,025,944	£1,915,855	£1,805,765
60% LAR : 40% CIR	50%	£1,444,983	£1,080,040	£1,052,637	£1,047,739	£938,130	£828,519

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,963,349	£3,271,327	£3,243,240	£3,238,253	£3,125,874	£3,013,526
60% LAR : 40% CIR	8%	£4,800,903	£4,109,276	£4,081,189	£4,076,202	£3,963,823	£3,851,475
60% LAR : 40% CIR	12%	£4,518,303	£3,903,887	£3,876,040	£3,871,066	£3,758,676	£3,646,286
60% LAR : 40% CIR	14%	£4,376,785	£3,775,479	£3,747,686	£3,742,709	£3,631,451	£3,520,201
60% LAR : 40% CIR	18%	£4,093,319	£3,518,238	£3,490,492	£3,485,517	£3,374,127	£3,262,737
60% LAR : 40% CIR	20%	£3,951,371	£3,386,406	£3,361,691	£3,356,741	£3,245,882	£3,135,024
60% LAR : 40% CIR	24%	£3,667,047	£3,131,321	£3,103,665	£3,098,725	£2,988,100	£2,877,475
60% LAR : 40% CIR	26%	£3,524,672	£3,002,069	£2,974,441	£2,969,505	£2,859,990	£2,749,474
60% LAR : 40% CIR	30%	£3,239,501	£2,743,151	£2,715,572	£2,710,647	£2,600,332	£2,490,019
60% LAR : 40% CIR	35%	£2,882,251	£2,418,730	£2,391,207	£2,386,290	£2,276,201	£2,166,111
60% LAR : 40% CIR	50%	£1,605,338	£1,440,385	£1,412,962	£1,408,085	£1,298,475	£1,188,864

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone C - £2,000 psf
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No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£6,201,191	£5,500,777	£5,472,690	£5,487,673	£5,355,324	£5,242,976
60% LAR : 40% CIR	8%	£3,600,763	£4,963,535	£4,925,413	£4,920,426	£4,808,738	£4,697,050
60% LAR : 40% CIR	12%	£5,299,671	£4,678,751	£4,650,903	£4,645,930	£4,534,540	£4,423,150
60% LAR : 40% CIR	14%	£5,148,909	£4,541,245	£4,513,433	£4,508,465	£4,397,216	£4,285,967
60% LAR : 40% CIR	18%	£4,946,951	£4,265,808	£4,238,062	£4,233,107	£4,122,123	£4,011,140
60% LAR : 40% CIR	20%	£4,695,756	£4,127,878	£4,100,163	£4,095,214	£3,984,365	£3,873,496
60% LAR : 40% CIR	24%	£4,392,942	£3,851,598	£3,823,942	£3,819,002	£3,708,377	£3,597,752
60% LAR : 40% CIR	26%	£4,241,321	£3,713,249	£3,685,620	£3,680,685	£3,570,169	£3,459,653
60% LAR : 40% CIR	30%	£3,937,660	£3,438,130	£3,409,567	£3,404,630	£3,293,517	£3,183,004
60% LAR : 40% CIR	35%	£3,572,296	£3,089,969	£3,061,447	£3,056,529	£2,946,440	£2,836,350
60% LAR : 40% CIR	50%	£2,411,041	£2,042,391	£2,014,989	£2,010,092	£1,900,481	£1,790,872

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,425,755	£3,725,341	£3,697,253	£3,692,237	£3,579,888	£3,467,539
60% LAR : 40% CIR	8%	£3,625,326	£3,177,696	£3,149,676	£3,144,689	£3,033,302	£2,921,914
60% LAR : 40% CIR	12%	£3,504,235	£2,903,314	£2,875,467	£2,870,494	£2,759,103	£2,647,713
60% LAR : 40% CIR	14%	£3,373,472	£2,765,809	£2,737,996	£2,733,029	£2,621,780	£2,510,530
60% LAR : 40% CIR	18%	£3,071,514	£2,490,372	£2,462,626	£2,457,671	£2,346,686	£2,235,703
60% LAR : 40% CIR	20%	£2,620,500	£2,162,442	£2,134,727	£2,129,772	£2,018,916	£1,908,059
60% LAR : 40% CIR	24%	£2,617,505	£2,076,162	£2,048,506	£2,043,565	£1,932,941	£1,822,316
60% LAR : 40% CIR	26%	£2,465,885	£1,937,812	£1,910,184	£1,905,248	£1,794,733	£1,684,217
60% LAR : 40% CIR	30%	£2,162,223	£1,680,690	£1,653,120	£1,648,194	£1,537,880	£1,427,567
60% LAR : 40% CIR	35%	£1,781,859	£1,313,533	£1,286,011	£1,281,093	£1,171,004	£1,060,914
60% LAR : 40% CIR	50%	£535,605	£266,965	£239,553	£234,656	£125,045	£15,435

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,161,446	£4,461,032	£4,432,944	£4,427,928	£4,315,579	£4,203,230
60% LAR : 40% CIR	8%	£4,561,017	£3,913,650	£3,885,667	£3,880,680	£3,769,293	£3,657,906
60% LAR : 40% CIR	12%	£4,259,926	£3,639,005	£3,611,158	£3,606,185	£3,494,794	£3,383,404
60% LAR : 40% CIR	14%	£4,109,163	£3,501,500	£3,473,687	£3,468,720	£3,357,470	£3,246,221
60% LAR : 40% CIR	18%	£3,607,205	£3,226,063	£3,198,317	£3,193,361	£3,082,377	£2,971,394
60% LAR : 40% CIR	20%	£3,666,011	£3,088,132	£3,060,418	£3,055,468	£2,944,609	£2,833,750
60% LAR : 40% CIR	24%	£3,353,196	£2,811,853	£2,784,196	£2,779,256	£2,668,632	£2,558,007
60% LAR : 40% CIR	26%	£3,201,576	£2,673,503	£2,645,874	£2,640,939	£2,530,424	£2,419,908
60% LAR : 40% CIR	30%	£2,807,914	£2,398,390	£2,369,811	£2,364,885	£2,253,571	£2,143,258
60% LAR : 40% CIR	35%	£2,517,550	£2,049,224	£2,021,701	£2,016,784	£1,906,695	£1,796,605
60% LAR : 40% CIR	50%	£1,371,296	£1,002,646	£975,244	£970,346	£860,736	£751,126

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,466,282	£4,765,868	£4,737,780	£4,732,764	£4,620,415	£4,508,067
60% LAR : 40% CIR	8%	£4,561,017	£3,913,650	£3,885,667	£3,880,680	£3,769,293	£3,657,906
60% LAR : 40% CIR	12%	£4,564,762	£3,943,842	£3,915,994	£3,911,021	£3,799,631	£3,688,240
60% LAR : 40% CIR	14%	£4,414,000	£3,896,336	£3,778,524	£3,773,556	£3,662,307	£3,551,058
60% LAR : 40% CIR	18%	£4,112,041	£3,530,899	£3,503,153	£3,498,180	£3,387,214	£3,276,247
60% LAR : 40% CIR	20%	£3,960,847	£3,392,969	£3,365,254	£3,360,305	£3,249,446	£3,138,586
60% LAR : 40% CIR	24%	£3,658,033	£3,116,689	£3,089,033	£3,084,093	£2,973,468	£2,862,843
60% LAR : 40% CIR	26%	£3,506,412	£2,978,240	£2,950,711	£2,945,776	£2,835,280	£2,724,784
60% LAR : 40% CIR	30%	£3,202,750	£2,701,226	£2,673,648	£2,668,721	£2,558,408	£2,448,094
60% LAR : 40% CIR	35%	£2,822,386	£2,354,060	£2,326,538	£2,321,620	£2,211,531	£2,101,441
60% LAR : 40% CIR	50%	£1,676,132	£1,307,482	£1,280,080	£1,275,183	£1,165,572	£1,055,962

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,826,629	£5,186,215	£5,086,126	£5,081,109	£4,969,761	£4,858,412
60% LAR : 40% CIR	8%	£5,226,199	£4,578,771	£4,550,849	£4,545,862	£4,434,714	£4,323,565
60% LAR : 40% CIR	12%	£4,925,108	£4,304,187	£4,276,340	£4,271,366	£4,160,218	£4,049,069
60% LAR : 40% CIR	14%	£4,774,345	£4,166,682	£4,138,869	£4,133,901	£4,022,852	£3,911,703
60% LAR : 40% CIR	18%	£4,472,387	£3,891,245	£3,863,408	£3,858,443	£3,747,295	£3,636,146
60% LAR : 40% CIR	20%	£4,321,193	£3,753,314	£3,725,599	£3,720,650	£3,609,501	£3,498,352
60% LAR : 40% CIR	24%	£4,019,378	£3,477,034	£3,449,378	£3,444,438	£3,333,289	£3,222,140
60% LAR : 40% CIR	26%	£3,868,759	£3,338,685	£3,311,066	£3,306,121	£3,195,006	£3,083,857
60% LAR : 40% CIR	30%	£3,563,096	£3,061,572	£3,033,993	£3,029,066	£2,918,753	£2,807,604
60% LAR : 40% CIR	35%	£3,182,732	£2,714,406	£2,686,883	£2,681,966	£2,571,877	£2,460,728
60% LAR : 40% CIR	50%	£2,036,478	£1,667,628	£1,640,426	£1,635,528	£1,525,918	£1,415,308

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone C - RP Periphery £2,250 psf
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No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,356,886	£5,637,992	£6,609,905	£6,604,888	£6,492,539	£6,380,191
60% LAR : 40% CIR	8%	£3,684,002	£5,989,573	£5,971,651	£5,965,684	£5,854,976	£5,743,288
60% LAR : 40% CIR	12%	£3,316,683	£5,679,500	£5,651,653	£5,646,679	£5,535,289	£5,423,899
60% LAR : 40% CIR	14%	£3,142,806	£5,519,250	£5,491,438	£5,486,471	£5,375,221	£5,263,972
60% LAR : 40% CIR	18%	£3,194,621	£5,188,325	£5,170,978	£5,165,623	£5,054,640	£4,943,658
60% LAR : 40% CIR	20%	£3,600,312	£5,037,650	£5,009,858	£5,004,895	£4,894,127	£4,783,388
60% LAR : 40% CIR	24%	£5,271,270	£4,715,882	£4,688,226	£4,683,286	£4,572,660	£4,462,036
60% LAR : 40% CIR	26%	£5,096,536	£4,584,788	£4,527,159	£4,522,224	£4,411,709	£4,301,192
60% LAR : 40% CIR	30%	£4,746,646	£4,202,198	£4,204,807	£4,199,681	£4,089,387	£3,979,084
60% LAR : 40% CIR	35%	£4,308,497	£3,828,159	£3,800,636	£3,795,720	£3,685,630	£3,575,540
60% LAR : 40% CIR	50%	£2,988,889	£2,610,999	£2,583,596	£2,578,700	£2,469,089	£2,359,479

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,881,449	£4,882,556	£4,834,488	£4,829,452	£4,717,103	£4,604,754
60% LAR : 40% CIR	8%	£4,888,965	£4,224,136	£4,196,214	£4,191,227	£4,079,540	£3,967,852
60% LAR : 40% CIR	12%	£4,541,246	£3,904,064	£3,876,217	£3,871,243	£3,759,853	£3,648,463
60% LAR : 40% CIR	14%	£4,367,369	£3,743,814	£3,716,001	£3,711,034	£3,599,784	£3,488,535
60% LAR : 40% CIR	18%	£4,019,184	£3,422,888	£3,395,142	£3,390,187	£3,279,204	£3,168,220
60% LAR : 40% CIR	20%	£3,844,676	£3,262,214	£3,234,469	£3,229,549	£3,118,691	£3,007,832
60% LAR : 40% CIR	24%	£3,495,834	£2,940,446	£2,912,790	£2,907,849	£2,797,224	£2,686,600
60% LAR : 40% CIR	26%	£3,321,100	£2,779,352	£2,751,723	£2,746,788	£2,636,272	£2,525,756
60% LAR : 40% CIR	30%	£2,971,309	£2,456,750	£2,429,171	£2,424,244	£2,313,631	£2,203,018
60% LAR : 40% CIR	35%	£2,533,061	£2,052,722	£2,025,200	£2,020,283	£1,910,193	£1,800,104
60% LAR : 40% CIR	50%	£1,213,453	£835,563	£808,160	£803,264	£693,653	£584,042

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£6,317,140	£5,598,247	£5,570,159	£5,565,143	£5,452,794	£5,340,445
60% LAR : 40% CIR	8%	£5,624,566	£4,959,827	£4,931,905	£4,926,918	£4,815,231	£4,703,543
60% LAR : 40% CIR	12%	£5,276,937	£4,639,755	£4,611,908	£4,606,934	£4,495,544	£4,384,154
60% LAR : 40% CIR	14%	£5,103,060	£4,479,505	£4,451,692	£4,446,725	£4,335,475	£4,224,226
60% LAR : 40% CIR	18%	£4,754,975	£4,158,979	£4,130,853	£4,125,878	£4,014,895	£3,903,910
60% LAR : 40% CIR	20%	£4,580,597	£3,997,905	£3,970,190	£3,965,240	£3,854,382	£3,743,523
60% LAR : 40% CIR	24%	£4,231,525	£3,676,137	£3,648,480	£3,643,540	£3,532,915	£3,422,291
60% LAR : 40% CIR	26%	£4,056,791	£3,515,042	£3,487,414	£3,482,479	£3,371,963	£3,261,447
60% LAR : 40% CIR	30%	£3,706,900	£3,192,440	£3,164,862	£3,159,935	£3,049,622	£2,939,309
60% LAR : 40% CIR	35%	£3,268,752	£2,788,413	£2,760,891	£2,755,974	£2,645,884	£2,535,795
60% LAR : 40% CIR	50%	£1,949,144	£1,571,254	£1,543,851	£1,538,954	£1,429,344	£1,319,733

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£6,621,976	£5,903,083	£5,874,996	£5,869,979	£5,757,830	£5,645,282
60% LAR : 40% CIR	8%	£5,629,002	£4,964,664	£4,936,741	£4,931,765	£4,820,167	£4,708,569
60% LAR : 40% CIR	12%	£5,581,774	£4,944,591	£4,916,744	£4,911,770	£4,800,380	£4,688,990
60% LAR : 40% CIR	14%	£5,407,896	£4,784,341	£4,756,528	£4,751,562	£4,640,312	£4,529,063
60% LAR : 40% CIR	18%	£5,059,712	£4,463,415	£4,435,669	£4,430,714	£4,319,731	£4,208,747
60% LAR : 40% CIR	20%	£4,885,403	£4,302,741	£4,275,026	£4,270,076	£4,159,218	£4,048,359
60% LAR : 40% CIR	24%	£4,536,361	£3,980,973	£3,953,317	£3,948,377	£3,837,751	£3,727,127
60% LAR : 40% CIR	26%	£4,361,627	£3,819,879	£3,792,250	£3,787,315	£3,676,900	£3,566,283
60% LAR : 40% CIR	30%	£4,011,737	£3,497,277	£3,469,698	£3,464,772	£3,354,458	£3,244,145
60% LAR : 40% CIR	35%	£3,573,588	£3,093,250	£3,065,727	£3,060,811	£2,950,720	£2,840,631
60% LAR : 40% CIR	50%	£2,253,980	£1,876,090	£1,848,687	£1,843,791	£1,734,180	£1,624,569

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£6,882,322	£6,283,626	£6,238,381	£6,233,324	£6,117,916	£6,002,627
60% LAR : 40% CIR	8%	£5,889,436	£5,625,099	£5,607,897	£5,592,190	£5,480,412	£5,368,726
60% LAR : 40% CIR	12%	£5,942,119	£5,304,937	£5,277,089	£5,272,116	£5,160,726	£5,049,335
60% LAR : 40% CIR	14%	£5,789,242	£5,144,686	£5,116,874	£5,111,907	£5,000,657	£4,889,408
60% LAR : 40% CIR	18%	£5,420,597	£4,823,781	£4,795,915	£4,791,059	£4,680,376	£4,569,692
60% LAR : 40% CIR	20%	£5,245,749	£4,663,087	£4,635,372	£4,630,422	£4,519,564	£4,408,704
60% LAR : 40% CIR	24%	£4,896,706	£4,341,318	£4,313,662	£4,308,722	£4,198,097	£4,087,472
60% LAR : 40% CIR	26%	£4,721,973	£4,180,224	£4,152,595	£4,147,660	£4,037,145	£3,926,529
60% LAR : 40% CIR	30%	£4,372,082	£3,857,622	£3,830,044	£3,825,117	£3,714,804	£3,604,491
60% LAR : 40% CIR	35%	£3,933,933	£3,453,595	£3,426,073	£3,421,156	£3,311,066	£3,200,977
60% LAR : 40% CIR	50%	£2,614,326	£2,236,436	£2,209,033	£2,204,136	£2,094,526	£1,984,915

LB Camden
Local Plan Viability Testing 2023

Resi 4 - 10 Flats

Value Area	Zone C - RP Periphery £2,450 psf
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No Units	10
Site Area	0.02 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£8,281,442	£7,547,765	£7,575,677	£7,514,661	£7,402,312	£7,289,963
60% LAR : 40% CIR	8%	£7,514,593	£8,836,563	£8,808,641	£8,803,654	£8,691,967	£8,580,279
60% LAR : 40% CIR	12%	£7,130,292	£6,480,100	£6,452,252	£6,447,279	£6,335,889	£6,224,499
60% LAR : 40% CIR	14%	£6,937,925	£6,301,654	£6,273,842	£6,268,874	£6,157,625	£6,046,376
60% LAR : 40% CIR	18%	£6,552,756	£5,844,338	£5,916,582	£5,911,637	£5,800,552	£5,689,669
60% LAR : 40% CIR	20%	£6,359,868	£5,765,469	£5,737,754	£5,732,804	£5,621,945	£5,511,086
60% LAR : 40% CIR	24%	£5,973,933	£5,407,308	£5,379,652	£5,374,713	£5,264,088	£5,153,462
60% LAR : 40% CIR	26%	£5,780,708	£5,228,019	£5,200,390	£5,195,455	£5,084,940	£4,974,424
60% LAR : 40% CIR	30%	£5,393,935	£4,869,026	£4,841,448	£4,836,522	£4,726,208	£4,615,895
60% LAR : 40% CIR	35%	£4,909,458	£4,419,511	£4,391,988	£4,387,072	£4,276,982	£4,166,892
60% LAR : 40% CIR	50%	£3,451,167	£3,065,886	£3,038,483	£3,033,585	£2,923,975	£2,814,365

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£8,506,006	£5,772,328	£5,744,241	£5,739,224	£5,626,876	£5,514,527
60% LAR : 40% CIR	8%	£5,739,157	£5,061,127	£5,033,295	£5,028,218	£4,915,530	£4,804,842
60% LAR : 40% CIR	12%	£5,354,696	£4,704,663	£4,676,816	£4,671,843	£4,559,452	£4,449,062
60% LAR : 40% CIR	14%	£5,162,488	£4,526,218	£4,498,406	£4,493,438	£4,382,189	£4,270,940
60% LAR : 40% CIR	18%	£4,777,520	£4,168,502	£4,141,155	£4,136,200	£4,025,216	£3,914,233
60% LAR : 40% CIR	20%	£4,584,521	£3,980,032	£3,962,318	£3,957,367	£3,846,508	£3,735,650
60% LAR : 40% CIR	24%	£4,198,496	£3,631,872	£3,604,216	£3,599,277	£3,488,651	£3,378,026
60% LAR : 40% CIR	26%	£4,005,272	£3,452,583	£3,424,954	£3,420,019	£3,309,504	£3,198,987
60% LAR : 40% CIR	30%	£3,619,369	£3,093,590	£3,066,011	£3,061,086	£2,950,771	£2,840,458
60% LAR : 40% CIR	35%	£3,134,022	£2,644,074	£2,616,552	£2,611,635	£2,501,546	£2,391,456
60% LAR : 40% CIR	50%	£1,675,730	£1,290,449	£1,263,046	£1,258,149	£1,148,539	£1,038,928

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,241,697	£6,508,019	£6,479,932	£6,474,915	£6,362,566	£6,250,218
60% LAR : 40% CIR	8%	£6,474,849	£5,786,619	£5,768,696	£5,763,689	£5,652,221	£5,540,533
60% LAR : 40% CIR	12%	£6,090,547	£5,440,354	£5,412,507	£5,407,533	£5,296,143	£5,184,753
60% LAR : 40% CIR	14%	£5,898,179	£5,261,909	£5,234,096	£5,229,129	£5,117,880	£5,006,631
60% LAR : 40% CIR	18%	£5,513,011	£4,864,592	£4,836,646	£4,831,681	£4,720,307	£4,609,924
60% LAR : 40% CIR	20%	£5,128,212	£4,725,723	£4,698,008	£4,693,058	£4,582,199	£4,471,341
60% LAR : 40% CIR	24%	£4,934,187	£4,367,563	£4,339,907	£4,334,968	£4,224,342	£4,113,717
60% LAR : 40% CIR	26%	£4,740,962	£4,188,274	£4,160,645	£4,155,710	£4,045,195	£3,934,678
60% LAR : 40% CIR	30%	£4,544,989	£3,829,281	£3,801,702	£3,796,777	£3,686,462	£3,576,149
60% LAR : 40% CIR	35%	£3,869,713	£3,379,765	£3,352,243	£3,347,326	£3,237,237	£3,127,147
60% LAR : 40% CIR	50%	£2,411,421	£2,026,140	£1,998,737	£1,993,840	£1,884,230	£1,774,619

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,546,533	£6,812,855	£6,784,768	£6,779,751	£6,667,403	£6,555,054
60% LAR : 40% CIR	8%	£6,779,649	£6,101,654	£6,073,732	£6,068,745	£5,957,057	£5,845,370
60% LAR : 40% CIR	12%	£6,395,383	£5,745,191	£5,717,343	£5,712,370	£5,600,980	£5,489,589
60% LAR : 40% CIR	14%	£6,203,016	£5,566,745	£5,538,933	£5,533,965	£5,422,716	£5,311,467
60% LAR : 40% CIR	18%	£5,817,847	£5,209,429	£5,181,683	£5,176,727	£5,065,743	£4,954,760
60% LAR : 40% CIR	20%	£5,625,049	£5,030,560	£5,002,845	£4,997,895	£4,887,035	£4,776,177
60% LAR : 40% CIR	24%	£5,239,024	£4,672,399	£4,644,743	£4,639,804	£4,529,179	£4,418,553
60% LAR : 40% CIR	26%	£5,045,999	£4,493,110	£4,465,461	£4,460,546	£4,350,031	£4,239,515
60% LAR : 40% CIR	30%	£4,659,926	£4,134,117	£4,106,599	£4,101,613	£3,991,299	£3,880,985
60% LAR : 40% CIR	35%	£4,174,549	£3,684,601	£3,657,079	£3,652,162	£3,542,073	£3,431,983
60% LAR : 40% CIR	50%	£2,716,258	£2,330,977	£2,303,574	£2,298,676	£2,189,066	£2,079,456

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,968,979	£7,175,201	£7,145,714	£7,140,697	£7,027,748	£6,915,400
60% LAR : 40% CIR	8%	£7,140,030	£6,462,000	£6,434,077	£6,429,091	£6,317,403	£6,205,715
60% LAR : 40% CIR	12%	£6,755,728	£6,105,536	£6,077,689	£6,072,715	£5,961,325	£5,849,935
60% LAR : 40% CIR	14%	£6,563,361	£5,927,091	£5,899,278	£5,894,311	£5,783,061	£5,671,812
60% LAR : 40% CIR	18%	£6,178,193	£5,567,608	£5,540,008	£5,535,073	£5,424,089	£5,313,106
60% LAR : 40% CIR	20%	£5,985,394	£5,390,905	£5,363,190	£5,358,240	£5,247,381	£5,136,523
60% LAR : 40% CIR	24%	£5,599,369	£5,032,745	£5,005,089	£5,000,149	£4,889,524	£4,778,899
60% LAR : 40% CIR	26%	£5,406,144	£4,853,456	£4,825,827	£4,820,892	£4,710,376	£4,599,860
60% LAR : 40% CIR	30%	£5,019,271	£4,494,463	£4,466,884	£4,461,958	£4,351,644	£4,241,331
60% LAR : 40% CIR	35%	£4,534,895	£4,044,947	£4,017,424	£4,012,508	£3,902,419	£3,792,329
60% LAR : 40% CIR	50%	£3,076,603	£2,691,322	£2,663,919	£2,659,022	£2,549,412	£2,439,801

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone C - £1,050 paf
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No Units	13
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Stress
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,082,195	£1,207,623	£1,168,081	£1,161,459	£1,003,202	£845,125
60% LAR : 40% CIR	8%	£1,768,145	£949,534	£910,525	£905,911	£746,704	£589,468
60% LAR : 40% CIR	12%	£1,594,885	£819,724	£780,520	£773,954	£617,137	£460,318
60% LAR : 40% CIR	14%	£1,512,949	£754,368	£715,213	£708,656	£552,037	£395,418
60% LAR : 40% CIR	16%	£1,348,470	£623,658	£583,897	£577,455	£421,210	£264,964
60% LAR : 40% CIR	20%	£1,268,627	£557,105	£518,088	£511,583	£365,483	£199,414
60% LAR : 40% CIR	24%	£1,100,241	£424,608	£385,673	£379,152	£223,412	£57,671
60% LAR : 40% CIR	26%	£1,017,058	£358,065	£319,188	£312,653	£167,066	£1,479
60% LAR : 40% CIR	30%	£850,219	£224,394	£185,588	£179,065	£23,763	£-139,508
60% LAR : 40% CIR	35%	£640,513	£56,215	£17,468	£10,978	£-152,758	£-317,422
60% LAR : 40% CIR	50%	£4,128	£-483,667	£-524,654	£-531,522	£-696,471	£-859,419

Residual Land values compared to benchmark land values Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£398,978	£1,331,251	£1,370,793	£1,377,415	£1,336,362	£1,893,749
60% LAR : 40% CIR	8%	£351,729	£1,099,040	£1,169,349	£1,164,933	£1,102,170	£1,549,406
60% LAR : 40% CIR	12%	£343,989	£1,119,150	£1,158,354	£1,154,520	£1,121,737	£1,478,556
60% LAR : 40% CIR	14%	£1,029,925	£1,794,509	£1,823,961	£1,830,218	£1,996,837	£2,143,456
60% LAR : 40% CIR	18%	£1,199,494	£1,913,816	£1,954,877	£1,961,419	£2,117,644	£2,273,819
60% LAR : 40% CIR	20%	£1,272,947	£1,981,768	£2,020,786	£2,027,521	£2,183,301	£2,359,460
60% LAR : 40% CIR	24%	£1,438,633	£2,114,266	£2,153,201	£2,159,722	£2,315,462	£2,471,203
60% LAR : 40% CIR	26%	£1,521,776	£2,189,809	£2,219,708	£2,226,221	£2,361,808	£2,537,395
60% LAR : 40% CIR	30%	£1,688,656	£2,314,469	£2,353,306	£2,359,809	£2,515,111	£2,676,362
60% LAR : 40% CIR	35%	£1,888,361	£2,482,659	£2,521,408	£2,527,896	£2,691,632	£2,859,296
60% LAR : 40% CIR	50%	£2,524,746	£3,022,941	£3,083,588	£3,079,396	£3,234,345	£3,398,293

Residual Land values compared to benchmark land values Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£595,359	£2,719,213	£3,318,795	£3,253,217	£3,683,341	£5,817,711
60% LAR : 40% CIR	8%	£271,399	£2,527,002	£3,076,311	£3,026,858	£3,463,562	£5,071,966
60% LAR : 40% CIR	12%	£1,08,049	£2,667,112	£2,706,316	£2,712,882	£3,069,699	£4,028,518
60% LAR : 40% CIR	14%	£26,113	£2,52,948	£2,71,623	£2,76,180	£3,04,759	£4,091,418
60% LAR : 40% CIR	18%	£1,189,866	£2,863,778	£3,062,839	£3,069,381	£3,165,628	£4,224,872
60% LAR : 40% CIR	20%	£220,909	£2,929,731	£2,988,748	£2,975,283	£3,131,353	£4,287,422
60% LAR : 40% CIR	24%	£396,993	£1,982,229	£1,101,163	£1,107,684	£1,283,424	£1,419,165
60% LAR : 40% CIR	26%	£469,738	£1,128,771	£1,167,668	£1,174,953	£1,329,770	£1,465,357
60% LAR : 40% CIR	30%	£636,617	£1,262,442	£1,301,268	£1,307,771	£1,463,073	£1,626,344
60% LAR : 40% CIR	35%	£846,323	£1,430,621	£1,469,368	£1,475,858	£1,639,594	£1,804,258
60% LAR : 40% CIR	50%	£1,492,798	£1,926,993	£2,011,499	£2,018,398	£2,166,207	£2,346,258

Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,331,273	£1,687,003	£1,717,161	£1,710,539	£1,758,756	£2,288,778
60% LAR : 40% CIR	8%	£707,225	£1,011,996	£1,140,395	£1,146,979	£1,304,216	£1,461,452
60% LAR : 40% CIR	12%	£543,965	£231,196	£270,400	£276,366	£433,783	£590,602
60% LAR : 40% CIR	14%	£462,029	£296,552	£358,707	£362,264	£498,883	£655,502
60% LAR : 40% CIR	18%	£297,450	£427,862	£466,823	£473,465	£628,719	£784,956
60% LAR : 40% CIR	20%	£215,007	£483,815	£532,832	£539,367	£695,437	£851,508
60% LAR : 40% CIR	24%	£49,321	£626,312	£695,247	£697,789	£927,598	£983,269
60% LAR : 40% CIR	26%	£33,824	£692,855	£761,792	£768,267	£993,864	£1,049,441
60% LAR : 40% CIR	30%	£200,701	£826,526	£895,352	£897,855	£1,027,157	£1,190,428
60% LAR : 40% CIR	35%	£10,407	£994,705	£1,033,452	£1,039,942	£1,203,678	£1,368,342
60% LAR : 40% CIR	50%	£1,066,759	£1,434,967	£1,575,474	£1,582,442	£1,746,261	£1,910,339

Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,545,359	£2,711,997	£3,322,465	£3,256,833	£3,687,686	£5,817,711
60% LAR : 40% CIR	8%	£1,222,519	£414,208	£374,899	£368,315	£211,078	£33,842
60% LAR : 40% CIR	12%	£1,059,259	£284,098	£294,894	£298,328	£91,511	£75,908
60% LAR : 40% CIR	14%	£937,523	£218,742	£179,567	£173,039	£16,411	£-163,208
60% LAR : 40% CIR	18%	£812,844	£87,432	£48,371	£41,829	£-114,416	£-270,662
60% LAR : 40% CIR	20%	£730,301	£21,479	£-17,538	£-24,073	£-180,143	£-336,212
60% LAR : 40% CIR	24%	£564,615	£-113,018	£-140,963	£-156,474	£-312,214	£-487,895
60% LAR : 40% CIR	26%	£481,472	£-177,661	£-216,468	£-222,073	£-376,540	£-534,147
60% LAR : 40% CIR	30%	£314,593	£-311,232	£-430,058	£-436,561	£-511,863	£-673,134
60% LAR : 40% CIR	35%	£104,887	£-479,811	£-718,158	£-724,848	£-888,384	£-983,048
60% LAR : 40% CIR	50%	£-591,486	£-1,019,293	£-1,060,260	£-1,067,148	£-1,231,097	£-1,396,044

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone C - £1,150 psf
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No Units	13
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,688,718	£1,804,477	£1,764,935	£1,758,313	£1,600,145	£1,441,978
60% LAR - 40% CIR	8%	£2,316,713	£1,488,939	£1,450,629	£1,453,047	£1,295,810	£1,138,573
60% LAR - 40% CIR	12%	£2,128,652	£1,344,955	£1,305,751	£1,299,186	£1,142,367	£985,550
60% LAR - 40% CIR	14%	£2,034,585	£1,267,663	£1,228,507	£1,221,950	£1,065,331	£908,711
60% LAR - 40% CIR	16%	£1,945,943	£1,174,478	£1,112,478	£1,068,875	£910,628	£754,384
60% LAR - 40% CIR	20%	£1,761,169	£1,054,488	£984,571	£980,637	£832,567	£676,897
60% LAR - 40% CIR	24%	£1,561,220	£878,216	£839,281	£832,761	£677,020	£521,280
60% LAR - 40% CIR	28%	£1,485,947	£798,736	£760,839	£754,325	£598,735	£443,151
60% LAR - 40% CIR	30%	£1,274,805	£642,191	£603,366	£596,862	£441,560	£296,258
60% LAR - 40% CIR	35%	£1,034,772	£444,170	£406,423	£398,932	£243,945	£88,968
60% LAR - 40% CIR	50%	£307,404	£166,606	£207,593	£214,461	£378,409	£542,357

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£149,844	£734,397	£779,839	£760,951	£608,729	£1,098,695
60% LAR - 40% CIR	8%	£262,661	£1,093,655	£1,093,645	£1,088,827	£1,243,084	£1,609,301
60% LAR - 40% CIR	12%	£410,222	£1,193,919	£1,233,123	£1,239,688	£1,396,507	£1,553,324
60% LAR - 40% CIR	14%	£594,289	£1,271,211	£1,310,387	£1,316,924	£1,473,543	£1,630,163
60% LAR - 40% CIR	16%	£802,801	£1,454,398	£1,465,467	£1,471,989	£1,628,248	£1,784,489
60% LAR - 40% CIR	20%	£787,705	£1,504,286	£1,543,303	£1,549,537	£1,705,907	£1,961,977
60% LAR - 40% CIR	24%	£977,654	£1,660,658	£1,699,593	£1,706,113	£1,861,854	£2,077,594
60% LAR - 40% CIR	28%	£1,072,927	£1,739,138	£1,778,095	£1,784,549	£1,940,136	£2,085,723
60% LAR - 40% CIR	30%	£1,404,069	£1,866,603	£1,905,308	£1,942,012	£2,097,314	£2,252,016
60% LAR - 40% CIR	35%	£1,504,102	£2,004,704	£2,133,451	£2,139,942	£2,234,929	£2,449,916
60% LAR - 40% CIR	50%	£2,231,470	£2,705,480	£2,748,467	£2,753,358	£2,917,293	£3,081,261

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,201,882	£371,641	£278,069	£271,477	£113,300	£341,858
60% LAR - 40% CIR	8%	£263,337	£12,103	£12,097	£12,097	£11,750	£349,016
60% LAR - 40% CIR	12%	£641,816	£141,881	£181,085	£187,650	£344,469	£501,286
60% LAR - 40% CIR	14%	£547,749	£219,173	£258,328	£259,898	£421,505	£576,125
60% LAR - 40% CIR	16%	£398,007	£374,368	£449,358	£449,861	£576,207	£752,482
60% LAR - 40% CIR	20%	£264,333	£452,248	£491,265	£497,799	£653,869	£809,939
60% LAR - 40% CIR	24%	£74,384	£608,620	£647,555	£654,075	£809,816	£985,056
60% LAR - 40% CIR	28%	£20,888	£687,190	£725,997	£725,511	£866,088	£1,043,655
60% LAR - 40% CIR	30%	£223,031	£844,645	£883,470	£880,974	£1,045,276	£1,200,578
60% LAR - 40% CIR	35%	£452,064	£1,042,666	£1,081,413	£1,087,004	£1,242,891	£1,397,873
60% LAR - 40% CIR	50%	£1,179,492	£1,653,442	£1,694,429	£1,701,297	£1,865,248	£2,029,193

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£49,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,637,786	£753,597	£718,011	£707,393	£340,225	£387,688
60% LAR - 40% CIR	8%	£1,285,253	£448,019	£408,709	£402,127	£244,890	£87,653
60% LAR - 40% CIR	12%	£1,077,732	£294,035	£254,831	£248,266	£91,447	£65,370
60% LAR - 40% CIR	14%	£983,695	£216,743	£177,587	£171,030	£14,411	£142,209
60% LAR - 40% CIR	16%	£784,903	£81,558	£22,497	£15,865	£40,241	£286,636
60% LAR - 40% CIR	20%	£700,249	£16,332	£58,349	£61,883	£217,953	£374,023
60% LAR - 40% CIR	24%	£510,300	£172,794	£211,839	£218,159	£373,000	£529,940
60% LAR - 40% CIR	28%	£416,027	£291,164	£290,081	£296,596	£452,152	£607,369
60% LAR - 40% CIR	30%	£223,885	£408,729	£447,554	£454,058	£609,360	£764,662
60% LAR - 40% CIR	35%	£16,148	£608,750	£645,607	£651,888	£808,875	£961,962
60% LAR - 40% CIR	50%	£443,816	£1,217,605	£1,268,619	£1,265,981	£1,428,328	£1,565,277

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,153,092	£1,288,851	£1,229,309	£1,222,887	£1,054,510	£985,352
60% LAR - 40% CIR	8%	£1,780,547	£963,313	£924,003	£917,421	£760,184	£602,947
60% LAR - 40% CIR	12%	£1,593,026	£809,329	£770,125	£763,560	£606,741	£449,024
60% LAR - 40% CIR	14%	£1,488,969	£723,037	£692,861	£686,324	£529,705	£373,085
60% LAR - 40% CIR	16%	£1,310,217	£576,852	£537,791	£531,249	£375,003	£218,768
60% LAR - 40% CIR	20%	£1,215,543	£498,962	£459,945	£453,411	£297,341	£141,271
60% LAR - 40% CIR	24%	£1,025,594	£342,590	£303,655	£297,135	£141,394	£19,346
60% LAR - 40% CIR	28%	£930,351	£264,110	£224,213	£218,899	£83,112	£62,474
60% LAR - 40% CIR	30%	£739,179	£106,565	£67,740	£61,236	£94,066	£249,368
60% LAR - 40% CIR	35%	£490,146	£97,456	£190,203	£196,894	£291,691	£446,068
60% LAR - 40% CIR	50%	£286,469	£760,292	£743,214	£756,097	£814,035	£1,077,063

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone C - £1,350 psf
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No Units	13
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,890,641	£2,998,183	£2,998,641	£2,952,020	£2,793,853	£2,636,686
60% LAR - 40% CIR	8%	£3,424,126	£2,597,149	£2,597,640	£2,551,257	£2,394,020	£2,236,783
60% LAR - 40% CIR	12%	£3,189,663	£2,395,417	£2,395,912	£2,349,648	£2,192,829	£2,036,012
60% LAR - 40% CIR	14%	£3,072,114	£2,294,250	£2,294,745	£2,248,538	£2,091,919	£1,935,299
60% LAR - 40% CIR	16%	£2,836,440	£2,091,918	£2,092,417	£2,046,715	£1,888,469	£1,731,224
60% LAR - 40% CIR	18%	£2,718,304	£1,989,263	£1,989,762	£1,943,536	£1,791,632	£1,634,882
60% LAR - 40% CIR	24%	£2,481,440	£1,785,433	£1,785,932	£1,739,978	£1,584,237	£1,428,497
60% LAR - 40% CIR	28%	£2,362,713	£1,683,079	£1,683,578	£1,637,182	£1,482,081	£1,326,494
60% LAR - 40% CIR	30%	£2,123,979	£1,477,796	£1,478,295	£1,432,457	£1,277,155	£1,121,853
60% LAR - 40% CIR	35%	£1,823,290	£1,220,079	£1,220,578	£1,174,842	£1,019,855	£864,868
60% LAR - 40% CIR	50%	£913,956	£439,610	£440,132	£394,767	£240,455	£86,143

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,351,767	£459,309	£419,767	£413,146	£254,979	£36,812
60% LAR - 40% CIR	8%	£385,262	£59,276	£18,965	£12,383	£144,654	£30,091
60% LAR - 40% CIR	12%	£650,779	£143,457	£182,662	£159,226	£340,045	£502,862
60% LAR - 40% CIR	14%	£533,240	£244,624	£293,779	£230,339	£448,959	£903,675
60% LAR - 40% CIR	16%	£287,666	£447,566	£448,617	£403,159	£644,035	£865,649
60% LAR - 40% CIR	20%	£179,430	£549,531	£553,338	£504,872	£750,942	£907,012
60% LAR - 40% CIR	24%	£57,434	£753,441	£752,375	£739,896	£954,637	£1,110,377
60% LAR - 40% CIR	26%	£116,161	£855,195	£854,692	£841,296	£1,056,793	£1,212,360
60% LAR - 40% CIR	30%	£214,565	£1,061,069	£1,060,814	£1,106,417	£1,264,719	£1,417,021
60% LAR - 40% CIR	35%	£715,584	£1,318,795	£1,357,542	£1,364,032	£1,519,019	£1,674,006
60% LAR - 40% CIR	50%	£1,624,818	£2,099,064	£2,137,842	£2,144,107	£2,298,419	£2,452,731

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,403,905	£1,511,347	£1,471,805	£1,465,184	£1,307,077	£1,148,860
60% LAR - 40% CIR	8%	£385,262	£1,110,313	£1,071,004	£1,064,421	£907,184	£749,947
60% LAR - 40% CIR	12%	£1,702,817	£908,581	£869,376	£862,812	£705,993	£549,176
60% LAR - 40% CIR	14%	£1,585,278	£807,414	£769,259	£761,702	£605,083	£448,463
60% LAR - 40% CIR	16%	£1,349,604	£604,482	£566,421	£560,879	£402,833	£246,388
60% LAR - 40% CIR	20%	£1,231,468	£502,717	£463,700	£457,166	£301,096	£145,026
60% LAR - 40% CIR	24%	£994,604	£298,597	£299,663	£293,142	£197,401	£98,339
60% LAR - 40% CIR	26%	£975,977	£196,159	£196,243	£191,822	£145,958	£100,342
60% LAR - 40% CIR	30%	£637,143	£3,050	£41,876	£54,379	£205,681	£364,983
60% LAR - 40% CIR	35%	£336,454	£286,737	£305,504	£311,904	£466,981	£621,968
60% LAR - 40% CIR	50%	£972,889	£1,043,026	£1,088,604	£1,092,099	£1,246,381	£1,400,693

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£49,429,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,839,721	£1,597,263	£1,997,721	£1,991,000	£1,742,933	£1,386,769
60% LAR - 40% CIR	8%	£2,373,206	£1,546,229	£1,506,920	£1,500,337	£1,343,100	£1,185,863
60% LAR - 40% CIR	12%	£2,138,733	£1,344,497	£1,305,292	£1,298,728	£1,141,909	£985,092
60% LAR - 40% CIR	14%	£2,021,194	£1,243,330	£1,204,175	£1,197,618	£1,040,999	£884,379
60% LAR - 40% CIR	16%	£1,785,520	£1,040,388	£1,001,337	£994,795	£838,549	£682,304
60% LAR - 40% CIR	20%	£1,667,384	£938,633	£899,616	£893,082	£737,012	£580,942
60% LAR - 40% CIR	24%	£1,430,520	£734,513	£695,579	£689,058	£533,317	£372,577
60% LAR - 40% CIR	26%	£1,311,793	£632,159	£593,292	£586,748	£431,161	£275,574
60% LAR - 40% CIR	30%	£1,073,059	£426,866	£388,040	£381,537	£226,235	£70,933
60% LAR - 40% CIR	35%	£772,370	£169,159	£130,412	£123,922	£31,063	£188,052
60% LAR - 40% CIR	50%	£1,966,864	£911,116	£869,668	£863,168	£910,468	£964,717

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,355,015	£2,462,267	£2,423,015	£2,416,394	£2,258,227	£2,100,060
60% LAR - 40% CIR	8%	£2,888,500	£2,061,523	£2,022,214	£2,015,631	£1,858,394	£1,701,157
60% LAR - 40% CIR	12%	£2,654,027	£1,859,791	£1,820,586	£1,814,022	£1,657,203	£1,500,386
60% LAR - 40% CIR	14%	£2,536,489	£1,758,624	£1,719,469	£1,712,912	£1,556,293	£1,399,674
60% LAR - 40% CIR	16%	£2,300,814	£1,555,692	£1,516,631	£1,510,089	£1,353,843	£1,197,998
60% LAR - 40% CIR	20%	£2,182,678	£1,453,927	£1,414,910	£1,408,376	£1,252,306	£1,096,236
60% LAR - 40% CIR	24%	£1,945,814	£1,249,807	£1,210,873	£1,204,352	£1,048,611	£892,871
60% LAR - 40% CIR	26%	£1,827,087	£1,147,453	£1,108,566	£1,102,042	£946,455	£790,868
60% LAR - 40% CIR	30%	£1,588,353	£942,160	£903,334	£896,831	£741,529	£586,227
60% LAR - 40% CIR	35%	£1,287,064	£644,453	£604,706	£603,216	£484,226	£329,242
60% LAR - 40% CIR	50%	£378,330	£364,614	£364,304	£364,856	£396,171	£440,483

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone C - £1,500 psf
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No Units	13
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,792,083	£3,896,823	£3,847,876	£3,841,353	£3,685,562	£3,526,773
60% LAR : 40% CIR	8%	£4,253,453	£3,418,566	£3,378,248	£3,371,763	£3,216,890	£3,060,441
60% LAR : 40% CIR	12%	£3,982,922	£3,180,841	£3,142,227	£3,135,760	£2,980,676	£2,823,858
60% LAR : 40% CIR	14%	£3,847,355	£3,062,483	£3,023,917	£3,017,458	£2,861,860	£2,705,240
60% LAR : 40% CIR	16%	£3,675,022	£2,825,175	£2,786,385	£2,779,844	£2,623,599	£2,467,354
60% LAR : 40% CIR	20%	£3,458,457	£2,752,178	£2,668,761	£2,662,245	£2,504,158	£2,348,886
60% LAR : 40% CIR	24%	£3,186,536	£2,465,846	£2,426,911	£2,420,391	£2,264,650	£2,108,909
60% LAR : 40% CIR	26%	£3,029,780	£2,345,587	£2,306,680	£2,300,175	£2,144,588	£1,989,301
60% LAR : 40% CIR	30%	£2,755,684	£2,104,482	£2,065,696	£2,059,153	£1,903,851	£1,748,548
60% LAR : 40% CIR	35%	£2,411,973	£1,802,012	£1,763,265	£1,756,774	£1,601,787	£1,446,800
60% LAR : 40% CIR	50%	£1,368,870	£887,449	£846,871	£842,407	£688,095	£533,782

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,253,209	£1,347,549	£1,308,002	£1,302,479	£1,146,688	£909,899
60% LAR : 40% CIR	0%	£1,714,579	£878,082	£839,574	£833,899	£678,016	£521,667
60% LAR : 40% CIR	12%	£1,444,048	£641,967	£603,353	£596,886	£441,802	£284,984
60% LAR : 40% CIR	14%	£1,308,481	£523,609	£485,043	£478,584	£322,986	£166,366
60% LAR : 40% CIR	16%	£1,036,748	£286,381	£247,811	£241,311	£84,725	£-81,880
60% LAR : 40% CIR	20%	£900,583	£168,904	£127,887	£121,351	£-34,718	£-190,798
60% LAR : 40% CIR	24%	£577,662	£-73,028	£-111,963	£-118,483	£-274,224	£-429,965
60% LAR : 40% CIR	26%	£490,896	£-193,287	£-232,184	£-238,699	£-394,298	£-549,873
60% LAR : 40% CIR	30%	£216,810	£-454,362	£-673,418	£-679,721	£-838,024	£-990,406
60% LAR : 40% CIR	35%	£-126,901	£-736,862	£-975,609	£-982,100	£-897,087	£-1,052,074
60% LAR : 40% CIR	50%	£-1,170,004	£-1,651,426	£-1,690,009	£-1,696,467	£-1,850,779	£-2,005,082

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,305,247	£2,399,987	£2,361,040	£2,354,517	£2,198,726	£2,042,937
60% LAR : 40% CIR	0%	£2,766,517	£1,850,130	£1,811,412	£1,804,927	£1,720,254	£1,573,026
60% LAR : 40% CIR	12%	£2,496,086	£1,694,005	£1,655,391	£1,648,924	£1,493,840	£1,337,022
60% LAR : 40% CIR	14%	£2,260,519	£1,575,547	£1,537,081	£1,530,622	£1,375,024	£1,218,404
60% LAR : 40% CIR	16%	£2,088,786	£1,338,339	£1,299,869	£1,293,388	£1,138,763	£980,918
60% LAR : 40% CIR	20%	£1,952,621	£1,218,942	£1,179,925	£1,173,389	£1,017,320	£861,250
60% LAR : 40% CIR	24%	£1,679,700	£979,010	£940,075	£933,555	£777,814	£622,073
60% LAR : 40% CIR	26%	£1,542,944	£735,751	£696,854	£690,339	£534,752	£380,165
60% LAR : 40% CIR	30%	£1,268,848	£617,646	£578,820	£572,317	£417,015	£261,712
60% LAR : 40% CIR	35%	£925,137	£315,176	£276,429	£269,938	£114,951	£-40,038
60% LAR : 40% CIR	50%	£-117,969	£-699,397	£-937,965	£-944,428	£-176,747	£-693,084

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,711,163	£2,803,903	£2,768,996	£2,762,433	£2,608,642	£2,454,853
60% LAR : 40% CIR	8%	£3,202,533	£2,366,046	£2,327,328	£2,320,843	£2,165,970	£2,009,521
60% LAR : 40% CIR	12%	£2,932,002	£2,129,921	£2,091,307	£2,084,840	£1,929,756	£1,772,938
60% LAR : 40% CIR	14%	£2,796,435	£2,011,563	£1,972,997	£1,966,538	£1,810,940	£1,654,320
60% LAR : 40% CIR	16%	£2,624,702	£1,774,256	£1,735,691	£1,729,224	£1,573,626	£1,416,434
60% LAR : 40% CIR	20%	£2,388,537	£1,654,858	£1,615,841	£1,609,305	£1,453,236	£1,297,166
60% LAR : 40% CIR	24%	£2,115,616	£1,414,326	£1,375,991	£1,369,471	£1,213,730	£1,057,989
60% LAR : 40% CIR	26%	£1,978,860	£1,294,667	£1,255,770	£1,249,255	£1,093,668	£938,081
60% LAR : 40% CIR	30%	£1,704,764	£1,053,562	£1,014,736	£1,008,233	£852,931	£697,628
60% LAR : 40% CIR	35%	£1,361,053	£751,092	£712,345	£705,854	£550,667	£395,880
60% LAR : 40% CIR	50%	£-177,950	£-645,474	£-884,048	£-890,514	£-636,826	£-481,156

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,256,457	£3,351,107	£3,312,260	£3,305,737	£3,148,936	£2,994,147
60% LAR : 40% CIR	8%	£3,717,827	£2,881,340	£2,842,622	£2,836,137	£2,681,264	£2,526,815
60% LAR : 40% CIR	12%	£3,447,296	£2,645,215	£2,606,601	£2,600,134	£2,445,050	£2,290,232
60% LAR : 40% CIR	14%	£3,311,729	£2,526,657	£2,488,091	£2,481,632	£2,326,234	£2,170,814
60% LAR : 40% CIR	16%	£3,039,996	£2,289,549	£2,250,789	£2,244,218	£2,087,973	£1,931,728
60% LAR : 40% CIR	20%	£2,903,831	£2,170,152	£2,131,135	£2,124,599	£1,968,530	£1,812,460
60% LAR : 40% CIR	24%	£2,630,910	£1,930,220	£1,891,285	£1,884,765	£1,729,024	£1,573,283
60% LAR : 40% CIR	26%	£2,494,154	£1,809,861	£1,771,064	£1,764,549	£1,608,962	£1,453,375
60% LAR : 40% CIR	30%	£2,220,058	£1,568,856	£1,530,030	£1,523,527	£1,368,225	£1,212,922
60% LAR : 40% CIR	35%	£1,876,347	£1,266,386	£1,227,639	£1,221,148	£1,066,161	£911,174
60% LAR : 40% CIR	50%	£853,244	£351,823	£313,245	£306,781	£152,469	£-1,844

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone C - £1,750 psf
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No Units	13
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,294,487	£5,365,203	£5,326,255	£5,310,733	£5,163,943	£5,008,152
60% LAR - 40% CIR	8%	£3,635,664	£4,777,076	£4,738,358	£4,731,873	£4,577,000	£4,422,126
60% LAR - 40% CIR	12%	£5,305,036	£4,481,817	£4,443,201	£4,436,734	£4,282,273	£4,127,812
60% LAR - 40% CIR	14%	£5,139,422	£4,333,889	£4,295,323	£4,288,865	£4,134,599	£3,980,333
60% LAR - 40% CIR	16%	£4,807,892	£4,037,447	£4,008,972	£4,002,530	£3,838,638	£3,684,738
60% LAR - 40% CIR	18%	£4,641,380	£3,888,932	£3,850,501	£3,844,066	£3,680,342	£3,526,618
60% LAR - 40% CIR	24%	£4,308,362	£3,591,320	£3,552,970	£3,546,548	£3,393,148	£3,239,748
60% LAR - 40% CIR	28%	£4,141,550	£3,442,225	£3,403,913	£3,397,496	£3,244,247	£3,090,999
60% LAR - 40% CIR	30%	£3,807,366	£3,143,457	£3,105,214	£3,098,810	£2,945,841	£2,792,873
60% LAR - 40% CIR	35%	£3,388,536	£2,768,924	£2,730,759	£2,724,366	£2,571,674	£2,418,686
60% LAR - 40% CIR	50%	£2,124,884	£1,633,516	£1,594,938	£1,588,474	£1,434,162	£1,279,849

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,755,613	£2,826,329	£2,787,381	£2,780,859	£2,625,069	£2,469,278
60% LAR - 40% CIR	8%	£3,096,700	£2,258,202	£2,199,484	£2,192,969	£2,038,126	£1,883,292
60% LAR - 40% CIR	12%	£2,766,162	£1,942,943	£1,904,327	£1,897,860	£1,743,309	£1,588,938
60% LAR - 40% CIR	14%	£2,600,548	£1,795,015	£1,756,449	£1,749,991	£1,595,725	£1,441,459
60% LAR - 40% CIR	16%	£2,468,718	£1,648,813	£1,610,288	£1,603,830	£1,449,758	£1,295,861
60% LAR - 40% CIR	20%	£2,102,506	£1,350,058	£1,311,627	£1,305,192	£1,151,468	£997,744
60% LAR - 40% CIR	24%	£1,769,488	£1,052,446	£1,014,096	£1,007,674	£854,274	£700,874
60% LAR - 40% CIR	28%	£1,602,685	£903,351	£865,039	£858,622	£705,373	£552,125
60% LAR - 40% CIR	30%	£1,268,492	£704,563	£666,340	£659,926	£506,907	£353,699
60% LAR - 40% CIR	35%	£849,662	£230,050	£191,885	£185,462	£32,800	£122,188
60% LAR - 40% CIR	50%	£474,950	£96,358	£43,838	£43,800	£1,104,712	£1,290,025

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,807,651	£3,876,367	£3,836,419	£3,830,897	£3,677,107	£3,521,316
60% LAR - 40% CIR	8%	£4,148,626	£3,208,240	£3,251,522	£3,245,037	£3,090,164	£2,935,290
60% LAR - 40% CIR	12%	£3,818,200	£2,994,981	£2,956,365	£2,949,898	£2,795,437	£2,640,976
60% LAR - 40% CIR	14%	£3,652,586	£2,847,053	£2,808,487	£2,802,029	£2,647,763	£2,493,497
60% LAR - 40% CIR	16%	£3,486,718	£2,699,813	£2,661,288	£2,654,830	£2,500,796	£2,346,861
60% LAR - 40% CIR	20%	£3,154,544	£2,402,096	£2,363,665	£2,357,230	£2,203,506	£2,049,782
60% LAR - 40% CIR	24%	£2,821,526	£2,104,484	£2,066,134	£2,059,712	£1,906,312	£1,752,912
60% LAR - 40% CIR	28%	£2,654,723	£1,955,389	£1,917,077	£1,910,660	£1,757,411	£1,604,163
60% LAR - 40% CIR	30%	£2,320,530	£1,656,621	£1,618,378	£1,611,974	£1,458,005	£1,304,037
60% LAR - 40% CIR	35%	£1,901,700	£1,282,088	£1,243,923	£1,237,530	£1,084,838	£929,850
60% LAR - 40% CIR	50%	£638,048	£146,680	£108,102	£101,638	£382,674	£206,987

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,243,367	£4,142,283	£4,278,335	£4,288,819	£4,133,023	£3,977,232
60% LAR - 40% CIR	8%	£4,584,744	£3,726,156	£3,687,438	£3,680,953	£3,526,080	£3,371,206
60% LAR - 40% CIR	12%	£4,254,116	£3,430,897	£3,392,281	£3,385,814	£3,231,353	£3,076,892
60% LAR - 40% CIR	14%	£4,088,502	£3,282,869	£3,244,403	£3,237,945	£3,083,679	£2,929,413
60% LAR - 40% CIR	16%	£3,756,872	£2,986,627	£2,948,082	£2,941,610	£2,787,712	£2,633,815
60% LAR - 40% CIR	20%	£3,590,460	£2,838,012	£2,799,581	£2,793,146	£2,638,422	£2,484,688
60% LAR - 40% CIR	24%	£3,257,442	£2,540,400	£2,502,050	£2,495,628	£2,342,228	£2,188,628
60% LAR - 40% CIR	28%	£3,090,639	£2,391,305	£2,352,993	£2,346,576	£2,193,327	£2,040,079
60% LAR - 40% CIR	30%	£2,756,446	£2,092,537	£2,054,294	£2,047,890	£1,894,921	£1,741,953
60% LAR - 40% CIR	35%	£2,337,616	£1,718,004	£1,679,839	£1,673,446	£1,520,754	£1,367,766
60% LAR - 40% CIR	50%	£1,073,964	£362,596	£444,018	£537,554	£383,242	£228,829

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,758,861	£4,829,577	£4,790,829	£4,784,107	£4,628,317	£4,472,526
60% LAR - 40% CIR	8%	£5,100,038	£4,241,450	£4,202,732	£4,196,247	£4,041,374	£3,886,500
60% LAR - 40% CIR	12%	£4,769,410	£3,946,191	£3,907,575	£3,901,108	£3,746,647	£3,592,186
60% LAR - 40% CIR	14%	£4,603,796	£3,798,263	£3,759,697	£3,753,239	£3,598,973	£3,444,707
60% LAR - 40% CIR	16%	£4,271,966	£3,501,821	£3,463,346	£3,456,904	£3,303,006	£3,149,109
60% LAR - 40% CIR	20%	£4,105,754	£3,353,306	£3,314,875	£3,308,440	£3,154,716	£3,000,992
60% LAR - 40% CIR	24%	£3,772,736	£3,055,694	£3,017,344	£3,010,922	£2,857,522	£2,704,122
60% LAR - 40% CIR	28%	£3,606,933	£2,906,599	£2,868,297	£2,861,870	£2,708,621	£2,555,373
60% LAR - 40% CIR	30%	£3,271,740	£2,607,831	£2,569,588	£2,563,184	£2,410,215	£2,257,247
60% LAR - 40% CIR	35%	£2,852,910	£2,233,298	£2,195,133	£2,188,740	£2,036,048	£1,881,060
60% LAR - 40% CIR	50%	£1,589,258	£1,097,890	£1,059,312	£1,052,848	£898,538	£744,223

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone C - £1,900 psf
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No Units	13
Site Area	0.03 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,195,929	£5,252,231	£6,213,283	£6,206,760	£6,050,971	£5,896,181
60% LAR : 40% CIR	8%	£8,484,990	£5,593,142	£5,584,424	£5,547,939	£5,393,066	£5,238,191
60% LAR : 40% CIR	12%	£8,098,306	£5,262,401	£5,223,785	£5,217,318	£5,062,858	£4,908,397
60% LAR : 40% CIR	14%	£5,914,662	£5,098,733	£5,058,167	£5,051,708	£4,897,443	£4,743,177
60% LAR : 40% CIR	18%	£5,446,775	£4,744,610	£4,726,336	£4,719,892	£4,565,995	£4,412,098
60% LAR : 40% CIR	20%	£5,382,533	£4,598,556	£4,560,124	£4,553,588	£4,399,954	£4,246,430
60% LAR : 40% CIR	24%	£4,993,458	£4,265,462	£4,227,112	£4,220,689	£4,067,289	£3,913,889
60% LAR : 40% CIR	28%	£4,808,026	£4,088,626	£4,050,313	£4,053,895	£3,900,647	£3,747,399
60% LAR : 40% CIR	30%	£4,438,376	£3,784,376	£3,726,134	£3,719,728	£3,566,781	£3,413,793
60% LAR : 40% CIR	35%	£3,974,473	£3,345,491	£3,307,327	£3,300,934	£3,148,276	£2,995,619
60% LAR : 40% CIR	50%	£2,675,606	£2,081,157	£2,042,579	£2,036,114	£1,881,802	£1,727,490

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,657,955	£3,713,257	£3,674,409	£3,667,896	£3,512,097	£3,356,307
60% LAR : 40% CIR	0%	£3,628,116	£3,054,268	£3,015,560	£3,009,065	£2,854,192	£2,699,317
60% LAR : 40% CIR	12%	£3,559,432	£2,723,527	£2,684,911	£2,678,444	£2,523,984	£2,369,523
60% LAR : 40% CIR	14%	£3,375,789	£2,557,859	£2,519,293	£2,512,834	£2,358,569	£2,204,303
60% LAR : 40% CIR	18%	£3,607,901	£2,224,888	£2,187,462	£2,181,018	£2,027,121	£1,873,224
60% LAR : 40% CIR	20%	£2,823,059	£2,059,681	£2,021,250	£2,014,814	£1,861,090	£1,707,368
60% LAR : 40% CIR	24%	£2,454,584	£1,726,588	£1,688,238	£1,681,815	£1,528,415	£1,375,015
60% LAR : 40% CIR	26%	£2,289,752	£1,559,752	£1,521,439	£1,515,022	£1,361,773	£1,208,525
60% LAR : 40% CIR	30%	£1,889,402	£1,225,602	£1,187,280	£1,180,864	£1,027,867	£874,919
60% LAR : 40% CIR	35%	£1,435,599	£806,617	£768,453	£762,060	£609,402	£456,745
60% LAR : 40% CIR	50%	£36,732	£487,717	£496,258	£502,768	£687,072	£911,384

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,709,983	£4,765,395	£4,726,447	£4,719,924	£4,564,135	£4,408,345
60% LAR : 40% CIR	0%	£4,678,154	£4,106,326	£4,067,588	£4,061,103	£3,906,230	£3,751,355
60% LAR : 40% CIR	12%	£4,611,470	£3,775,565	£3,736,949	£3,730,482	£3,576,022	£3,421,561
60% LAR : 40% CIR	14%	£4,427,526	£3,609,897	£3,571,331	£3,564,872	£3,410,907	£3,256,941
60% LAR : 40% CIR	18%	£4,689,839	£3,277,874	£3,239,890	£3,233,406	£3,079,159	£2,924,912
60% LAR : 40% CIR	20%	£3,875,697	£3,111,719	£3,073,288	£3,066,852	£2,913,128	£2,759,404
60% LAR : 40% CIR	24%	£3,506,622	£2,778,626	£2,740,276	£2,733,853	£2,580,453	£2,427,053
60% LAR : 40% CIR	26%	£3,321,790	£2,611,790	£2,573,477	£2,567,080	£2,413,611	£2,260,163
60% LAR : 40% CIR	30%	£2,951,540	£2,277,540	£2,239,298	£2,232,892	£2,079,925	£1,926,957
60% LAR : 40% CIR	35%	£2,487,637	£1,868,655	£1,830,491	£1,814,098	£1,661,440	£1,508,783
60% LAR : 40% CIR	50%	£1,088,770	£594,321	£565,743	£549,278	£394,966	£240,654

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,143,059	£5,373,311	£5,182,393	£5,175,840	£5,020,051	£4,864,261
60% LAR : 40% CIR	8%	£5,414,070	£4,542,222	£4,503,504	£4,497,019	£4,342,146	£4,187,271
60% LAR : 40% CIR	12%	£5,047,386	£4,211,481	£4,172,865	£4,166,398	£4,011,938	£3,857,477
60% LAR : 40% CIR	14%	£4,863,742	£4,045,813	£4,007,247	£4,000,788	£3,846,523	£3,692,257
60% LAR : 40% CIR	18%	£4,486,855	£3,713,890	£3,675,416	£3,668,972	£3,515,076	£3,361,178
60% LAR : 40% CIR	20%	£4,311,613	£3,547,635	£3,509,204	£3,502,768	£3,349,044	£3,195,320
60% LAR : 40% CIR	24%	£3,942,538	£3,214,542	£3,176,192	£3,169,769	£3,016,369	£2,862,969
60% LAR : 40% CIR	26%	£3,757,706	£3,047,706	£3,009,355	£3,002,975	£2,849,727	£2,696,479
60% LAR : 40% CIR	30%	£3,387,456	£2,713,456	£2,675,214	£2,668,808	£2,515,841	£2,362,873
60% LAR : 40% CIR	35%	£2,923,553	£2,294,571	£2,256,407	£2,250,014	£2,097,356	£1,944,699
60% LAR : 40% CIR	50%	£1,524,886	£1,030,237	£991,659	£965,194	£810,862	£676,570

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,860,393	£5,716,605	£5,677,857	£5,671,134	£5,516,345	£5,361,555
60% LAR : 40% CIR	8%	£5,929,364	£5,057,516	£5,018,798	£5,012,313	£4,857,440	£4,702,565
60% LAR : 40% CIR	12%	£5,562,680	£4,726,775	£4,688,159	£4,681,692	£4,527,232	£4,372,771
60% LAR : 40% CIR	14%	£5,379,036	£4,561,107	£4,522,541	£4,516,082	£4,361,617	£4,207,151
60% LAR : 40% CIR	18%	£5,011,149	£4,229,184	£4,190,710	£4,184,266	£4,030,369	£3,876,472
60% LAR : 40% CIR	20%	£4,826,907	£4,062,929	£4,024,498	£4,018,062	£3,864,338	£3,710,614
60% LAR : 40% CIR	24%	£4,457,832	£3,729,836	£3,691,496	£3,685,063	£3,531,863	£3,378,263
60% LAR : 40% CIR	26%	£4,273,000	£3,563,000	£3,524,667	£3,518,270	£3,365,021	£3,211,773
60% LAR : 40% CIR	30%	£3,902,750	£3,228,750	£3,190,508	£3,184,102	£3,031,135	£2,878,167
60% LAR : 40% CIR	35%	£3,348,947	£2,809,865	£2,771,701	£2,765,308	£2,612,650	£2,459,993
60% LAR : 40% CIR	50%	£2,039,980	£1,545,531	£1,508,963	£1,502,489	£1,349,176	£1,191,864

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone C - £2,000 psf
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No Units	13
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,796,890	£5,843,583	£6,804,635	£6,798,112	£6,642,322	£6,486,533
60% LAR : 40% CIR	8%	£7,017,876	£5,137,186	£5,088,467	£5,091,983	£5,037,109	£5,782,235
60% LAR : 40% CIR	12%	£6,627,152	£5,782,791	£5,744,175	£5,737,708	£5,583,248	£5,428,786
60% LAR : 40% CIR	14%	£6,431,489	£5,605,296	£5,566,730	£5,560,271	£5,406,005	£5,251,740
60% LAR : 40% CIR	18%	£6,038,963	£5,249,718	£5,211,244	£5,204,891	£5,050,904	£4,897,007
60% LAR : 40% CIR	20%	£5,853,303	£5,071,638	£5,033,205	£5,026,769	£4,873,045	£4,719,341
60% LAR : 40% CIR	24%	£5,450,189	£4,714,889	£4,676,539	£4,670,117	£4,516,716	£4,363,316
60% LAR : 40% CIR	28%	£5,253,337	£4,538,226	£4,497,914	£4,491,497	£4,338,248	£4,185,000
60% LAR : 40% CIR	30%	£4,859,049	£4,178,323	£4,140,081	£4,133,675	£3,980,707	£3,827,739
60% LAR : 40% CIR	35%	£4,365,097	£3,729,871	£3,691,706	£3,685,313	£3,532,656	£3,379,989
60% LAR : 40% CIR	50%	£2,676,087	£2,377,471	£2,339,473	£2,333,105	£2,180,229	£2,027,916

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,258,016	£4,304,709	£4,285,761	£4,259,238	£4,103,448	£3,947,659
60% LAR : 40% CIR	0%	£4,479,001	£3,688,312	£3,659,593	£3,553,109	£3,398,235	£3,243,361
60% LAR : 40% CIR	12%	£4,088,278	£3,243,917	£3,205,301	£3,198,834	£3,044,374	£2,889,912
60% LAR : 40% CIR	14%	£3,892,015	£3,066,422	£3,027,856	£3,021,397	£2,867,131	£2,712,866
60% LAR : 40% CIR	18%	£3,600,889	£2,710,844	£2,672,270	£2,665,827	£2,511,030	£2,356,133
60% LAR : 40% CIR	20%	£3,304,429	£2,532,762	£2,494,331	£2,487,895	£2,334,171	£2,180,447
60% LAR : 40% CIR	24%	£2,911,315	£2,178,015	£2,137,665	£2,131,243	£1,977,842	£1,824,442
60% LAR : 40% CIR	26%	£2,714,463	£1,997,352	£1,959,040	£1,952,623	£1,799,374	£1,646,126
60% LAR : 40% CIR	30%	£2,320,175	£1,639,449	£1,601,207	£1,594,891	£1,441,833	£1,288,865
60% LAR : 40% CIR	35%	£1,826,223	£1,190,997	£1,152,832	£1,146,439	£993,782	£841,124
60% LAR : 40% CIR	50%	£337,213	£161,403	£169,401	£205,768	£169,645	£12,958

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,310,054	£5,356,747	£5,317,799	£5,311,276	£5,155,486	£4,999,697
60% LAR : 40% CIR	0%	£5,631,039	£4,650,320	£4,611,651	£4,605,147	£4,450,273	£4,295,399
60% LAR : 40% CIR	12%	£5,140,316	£4,295,955	£4,287,339	£4,280,872	£4,096,412	£3,941,950
60% LAR : 40% CIR	14%	£4,944,053	£4,118,460	£4,079,894	£4,073,435	£3,919,169	£3,764,904
60% LAR : 40% CIR	18%	£4,652,727	£3,762,884	£3,724,488	£3,717,985	£3,564,068	£3,410,171
60% LAR : 40% CIR	20%	£4,356,467	£3,584,800	£3,546,389	£3,539,933	£3,386,209	£3,232,485
60% LAR : 40% CIR	24%	£3,963,353	£3,228,053	£3,189,703	£3,183,281	£3,029,880	£2,876,480
60% LAR : 40% CIR	26%	£3,768,501	£3,049,390	£3,011,078	£3,004,661	£2,851,412	£2,698,164
60% LAR : 40% CIR	30%	£3,372,213	£2,691,487	£2,653,245	£2,646,839	£2,493,871	£2,340,903
60% LAR : 40% CIR	35%	£2,878,261	£2,243,035	£2,204,870	£2,198,477	£2,045,820	£1,893,162
60% LAR : 40% CIR	50%	£1,389,251	£890,635	£892,637	£846,269	£693,393	£539,080

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,743,870	£3,792,863	£3,753,715	£3,747,192	£3,591,402	£3,435,613
60% LAR : 40% CIR	8%	£5,966,955	£5,086,266	£5,047,547	£5,041,063	£4,886,189	£4,731,315
60% LAR : 40% CIR	12%	£5,576,232	£4,731,871	£4,693,255	£4,686,788	£4,532,328	£4,377,866
60% LAR : 40% CIR	14%	£5,380,569	£4,554,376	£4,515,810	£4,509,351	£4,355,085	£4,200,820
60% LAR : 40% CIR	18%	£4,988,643	£4,198,798	£4,160,324	£4,153,861	£3,999,864	£3,846,097
60% LAR : 40% CIR	20%	£4,792,383	£4,020,716	£3,982,285	£3,975,849	£3,822,125	£3,668,401
60% LAR : 40% CIR	24%	£4,399,269	£3,663,969	£3,625,619	£3,619,197	£3,465,796	£3,312,396
60% LAR : 40% CIR	26%	£4,202,417	£3,485,306	£3,446,994	£3,440,577	£3,287,326	£3,134,080
60% LAR : 40% CIR	30%	£3,808,129	£3,127,403	£3,089,161	£3,082,755	£2,929,787	£2,776,819
60% LAR : 40% CIR	35%	£3,314,177	£2,678,951	£2,640,786	£2,634,393	£2,481,736	£2,329,078
60% LAR : 40% CIR	50%	£1,825,167	£1,226,351	£1,288,553	£1,282,185	£1,129,309	£974,896

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,261,284	£8,307,057	£8,269,009	£8,262,482	£8,106,696	£7,950,907
60% LAR : 40% CIR	8%	£6,482,240	£5,601,560	£5,562,841	£5,556,357	£5,401,483	£5,246,609
60% LAR : 40% CIR	12%	£6,091,526	£5,247,165	£5,208,549	£5,202,062	£5,047,622	£4,893,160
60% LAR : 40% CIR	14%	£5,895,863	£5,069,670	£5,031,104	£5,024,645	£4,870,379	£4,716,114
60% LAR : 40% CIR	18%	£5,503,937	£4,714,092	£4,675,618	£4,669,175	£4,515,278	£4,361,381
60% LAR : 40% CIR	20%	£5,307,677	£4,538,010	£4,497,579	£4,491,143	£4,337,419	£4,183,695
60% LAR : 40% CIR	24%	£4,914,563	£4,179,263	£4,140,913	£4,134,491	£3,981,090	£3,827,690
60% LAR : 40% CIR	26%	£4,717,711	£4,000,600	£3,962,288	£3,955,871	£3,802,622	£3,649,374
60% LAR : 40% CIR	30%	£4,323,423	£3,642,697	£3,604,455	£3,598,049	£3,445,081	£3,292,113
60% LAR : 40% CIR	35%	£3,829,471	£3,194,245	£3,156,080	£3,149,687	£2,997,030	£2,844,372
60% LAR : 40% CIR	50%	£2,340,461	£1,841,845	£1,803,847	£1,797,479	£1,644,603	£1,491,290

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone C - RP Periphery E2,250 psf
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No Units	13
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,299,294	£8,321,963	£8,283,015	£8,276,493	£8,120,702	£7,964,912
60% LAR : 40% CIR	8%	£8,400,086	£7,497,295	£7,458,577	£7,452,082	£7,297,219	£7,142,346
60% LAR : 40% CIR	12%	£7,849,267	£7,083,765	£7,045,149	£7,038,683	£6,884,222	£6,729,761
60% LAR : 40% CIR	14%	£7,723,556	£6,876,703	£6,838,136	£6,831,677	£6,677,412	£6,523,147
60% LAR : 40% CIR	18%	£7,271,535	£6,461,990	£6,423,515	£6,417,073	£6,263,176	£6,109,278
60% LAR : 40% CIR	20%	£7,645,296	£6,254,341	£6,215,910	£6,209,473	£6,055,749	£5,902,026
60% LAR : 40% CIR	24%	£6,592,015	£5,838,458	£5,800,108	£5,793,666	£5,640,285	£5,486,885
60% LAR : 40% CIR	28%	£8,385,116	£5,630,227	£5,591,915	£5,585,498	£5,432,250	£5,279,001
60% LAR : 40% CIR	30%	£5,910,732	£5,213,189	£5,174,947	£5,168,541	£5,015,673	£4,862,695
60% LAR : 40% CIR	35%	£5,341,660	£4,690,818	£4,652,653	£4,646,260	£4,493,603	£4,340,945
60% LAR : 40% CIR	50%	£3,627,288	£3,116,661	£3,078,664	£3,072,296	£2,920,303	£2,768,309

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,780,420	£5,783,089	£5,744,141	£5,737,619	£5,581,828	£5,426,038
60% LAR : 40% CIR	0%	£5,861,212	£4,968,421	£4,919,703	£4,913,219	£4,758,345	£4,603,471
60% LAR : 40% CIR	12%	£5,410,393	£4,544,891	£4,506,275	£4,499,809	£4,345,348	£4,190,887
60% LAR : 40% CIR	14%	£5,184,682	£4,337,829	£4,299,262	£4,292,893	£4,138,538	£3,984,273
60% LAR : 40% CIR	18%	£4,732,861	£3,923,116	£3,884,641	£3,878,189	£3,724,301	£3,570,404
60% LAR : 40% CIR	20%	£4,506,352	£3,715,467	£3,677,036	£3,670,599	£3,516,875	£3,363,151
60% LAR : 40% CIR	24%	£4,053,141	£3,299,584	£3,261,234	£3,254,812	£3,101,411	£2,948,011
60% LAR : 40% CIR	26%	£3,826,242	£3,091,353	£3,053,041	£3,046,624	£2,893,376	£2,740,127
60% LAR : 40% CIR	30%	£3,371,656	£2,674,315	£2,636,073	£2,629,667	£2,476,699	£2,323,731
60% LAR : 40% CIR	35%	£2,802,786	£2,151,944	£2,113,779	£2,107,386	£1,954,729	£1,802,071
60% LAR : 40% CIR	50%	£1,088,414	£577,787	£539,790	£533,422	£381,429	£229,435

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,812,458	£6,835,127	£6,796,179	£6,789,657	£6,633,866	£6,478,076
60% LAR : 40% CIR	0%	£6,913,250	£6,010,459	£5,971,741	£5,965,266	£5,810,383	£5,655,509
60% LAR : 40% CIR	12%	£6,462,431	£5,596,929	£5,558,313	£5,551,847	£5,397,386	£5,242,925
60% LAR : 40% CIR	14%	£6,236,720	£5,389,867	£5,351,300	£5,344,841	£5,190,576	£5,036,311
60% LAR : 40% CIR	18%	£5,784,899	£4,975,154	£4,936,679	£4,930,237	£4,776,339	£4,622,442
60% LAR : 40% CIR	20%	£5,558,390	£4,767,505	£4,729,074	£4,722,637	£4,568,913	£4,415,189
60% LAR : 40% CIR	24%	£5,105,179	£4,351,622	£4,313,272	£4,306,850	£4,153,449	£4,000,049
60% LAR : 40% CIR	26%	£4,878,280	£4,143,391	£4,105,079	£4,098,662	£3,945,414	£3,792,165
60% LAR : 40% CIR	30%	£4,423,896	£3,726,353	£3,688,111	£3,681,705	£3,528,737	£3,375,769
60% LAR : 40% CIR	35%	£3,854,824	£3,203,982	£3,165,817	£3,159,424	£3,006,767	£2,854,109
60% LAR : 40% CIR	50%	£2,140,452	£1,629,825	£1,591,828	£1,585,460	£1,433,467	£1,281,473

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,283,374	£7,232,095	£7,193,295	£7,186,819	£7,031,028	£6,875,238
60% LAR : 40% CIR	8%	£7,349,166	£6,446,375	£6,407,657	£6,401,172	£6,246,299	£6,091,425
60% LAR : 40% CIR	12%	£6,898,347	£6,032,845	£5,994,229	£5,987,763	£5,833,302	£5,678,841
60% LAR : 40% CIR	14%	£6,672,636	£5,825,783	£5,787,216	£5,780,757	£5,626,492	£5,472,227
60% LAR : 40% CIR	18%	£6,220,815	£5,411,070	£5,372,685	£5,366,163	£5,212,256	£5,058,348
60% LAR : 40% CIR	20%	£5,994,306	£5,203,421	£5,164,990	£5,158,553	£5,004,829	£4,851,105
60% LAR : 40% CIR	24%	£5,541,095	£4,787,538	£4,749,188	£4,742,766	£4,589,365	£4,435,965
60% LAR : 40% CIR	26%	£5,314,196	£4,579,307	£4,540,995	£4,534,573	£4,381,130	£4,228,981
60% LAR : 40% CIR	30%	£4,859,812	£4,162,269	£4,124,027	£4,117,621	£3,964,653	£3,811,685
60% LAR : 40% CIR	35%	£4,290,740	£3,639,898	£3,601,733	£3,595,340	£3,442,683	£3,290,025
60% LAR : 40% CIR	50%	£2,676,368	£2,065,741	£2,027,744	£2,021,376	£1,869,383	£1,717,389

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,783,888	£7,786,337	£7,747,389	£7,740,887	£7,585,076	£7,429,265
60% LAR : 40% CIR	8%	£7,864,460	£6,961,669	£6,922,951	£6,916,466	£6,761,593	£6,606,719
60% LAR : 40% CIR	12%	£7,413,641	£6,548,139	£6,509,523	£6,503,057	£6,348,596	£6,194,135
60% LAR : 40% CIR	14%	£7,187,930	£6,341,077	£6,302,510	£6,296,051	£6,141,786	£5,987,521
60% LAR : 40% CIR	18%	£6,735,909	£5,926,364	£5,887,889	£5,881,447	£5,727,549	£5,573,652
60% LAR : 40% CIR	20%	£6,509,600	£5,718,715	£5,680,284	£5,673,847	£5,520,123	£5,366,399
60% LAR : 40% CIR	24%	£6,056,389	£5,302,832	£5,264,482	£5,258,060	£5,104,659	£4,951,259
60% LAR : 40% CIR	26%	£5,829,490	£5,094,601	£5,056,289	£5,049,872	£4,896,624	£4,743,375
60% LAR : 40% CIR	30%	£5,375,106	£4,677,563	£4,639,321	£4,632,915	£4,479,947	£4,326,979
60% LAR : 40% CIR	35%	£4,806,034	£4,155,192	£4,117,027	£4,110,634	£3,957,977	£3,805,319
60% LAR : 40% CIR	50%	£3,491,662	£2,981,035	£2,943,038	£2,936,670	£2,784,677	£2,632,683

LB Camden
Local Plan Viability Testing 2023

Resi 5- 13 Flats

Value Area	Zone C - RP Periphery £2,450 psf
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No Units	13
Site Area	0.03 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,501,217	£9,504,666	£9,465,719	£9,459,196	£9,303,407	£9,147,616
60% LAR : 40% CIR	8%	£9,505,836	£8,585,383	£8,546,665	£8,540,180	£8,385,307	£8,230,432
60% LAR : 40% CIR	12%	£9,006,959	£8,124,544	£8,085,529	£8,079,462	£7,925,001	£7,770,541
60% LAR : 40% CIR	14%	£8,757,209	£7,893,828	£7,855,262	£7,848,804	£7,694,538	£7,540,272
60% LAR : 40% CIR	16%	£8,457,111	£7,451,807	£7,383,333	£7,386,989	£7,232,992	£7,079,095
60% LAR : 40% CIR	20%	£8,036,764	£7,200,503	£7,162,072	£7,155,636	£7,001,912	£6,848,188
60% LAR : 40% CIR	24%	£7,505,477	£6,737,313	£6,698,963	£6,692,540	£6,539,140	£6,385,741
60% LAR : 40% CIR	26%	£7,254,539	£6,505,426	£6,467,115	£6,460,730	£6,307,451	£6,154,202
60% LAR : 40% CIR	30%	£6,752,077	£6,041,081	£6,002,840	£6,006,434	£5,853,155	£5,700,000
60% LAR : 40% CIR	35%	£6,122,910	£5,459,575	£5,421,410	£5,415,018	£5,262,360	£5,109,702
60% LAR : 40% CIR	50%	£4,228,250	£3,708,013	£3,670,015	£3,663,647	£3,511,655	£3,359,661

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,862,343	£6,955,792	£6,926,845	£6,920,322	£6,764,533	£6,608,742
60% LAR : 40% CIR	0%	£8,969,992	£8,045,529	£8,007,791	£8,001,326	£7,846,433	£7,691,540
60% LAR : 40% CIR	12%	£6,468,085	£5,585,670	£5,547,055	£5,540,588	£5,386,127	£5,231,667
60% LAR : 40% CIR	14%	£6,218,335	£5,354,954	£5,316,388	£5,309,930	£5,155,664	£5,001,398
60% LAR : 40% CIR	16%	£5,718,237	£4,862,833	£4,824,469	£4,818,015	£4,664,118	£4,510,221
60% LAR : 40% CIR	20%	£5,467,890	£4,681,620	£4,623,198	£4,616,762	£4,463,038	£4,309,314
60% LAR : 40% CIR	24%	£4,966,603	£4,188,439	£4,160,089	£4,153,666	£4,000,266	£3,846,867
60% LAR : 40% CIR	26%	£4,715,965	£3,966,554	£3,928,241	£3,921,826	£3,768,577	£3,615,328
60% LAR : 40% CIR	30%	£4,213,203	£3,502,207	£3,463,966	£3,457,560	£3,304,592	£3,151,623
60% LAR : 40% CIR	35%	£3,584,036	£2,920,701	£2,882,536	£2,876,144	£2,723,486	£2,570,828
60% LAR : 40% CIR	50%	£1,689,376	£1,169,139	£1,131,141	£1,124,773	£1,072,781	£1,020,787

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,014,381	£8,017,830	£7,978,883	£7,972,360	£7,816,571	£7,660,780
60% LAR : 40% CIR	0%	£9,019,020	£7,028,847	£7,028,847	£7,023,344	£6,868,471	£6,713,598
60% LAR : 40% CIR	12%	£7,520,123	£6,637,708	£6,598,093	£6,592,626	£6,438,165	£6,283,705
60% LAR : 40% CIR	14%	£7,270,373	£6,406,992	£6,368,426	£6,361,968	£6,207,702	£6,053,436
60% LAR : 40% CIR	16%	£6,770,275	£5,944,871	£5,906,487	£5,900,053	£5,746,156	£5,592,259
60% LAR : 40% CIR	20%	£6,519,928	£5,713,667	£5,675,236	£5,668,800	£5,515,076	£5,361,352
60% LAR : 40% CIR	24%	£6,018,641	£5,250,477	£5,212,127	£5,205,704	£5,052,304	£4,898,905
60% LAR : 40% CIR	26%	£5,767,703	£5,018,592	£4,980,279	£4,973,884	£4,820,615	£4,667,346
60% LAR : 40% CIR	30%	£5,265,241	£4,554,245	£4,516,004	£4,509,598	£4,356,630	£4,203,661
60% LAR : 40% CIR	35%	£4,636,074	£3,972,739	£3,934,574	£3,928,182	£3,775,524	£3,622,866
60% LAR : 40% CIR	50%	£2,741,414	£2,221,177	£2,183,179	£2,176,811	£2,024,819	£1,872,825

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£49,429,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,832,397	£8,833,746	£8,814,789	£8,808,216	£8,652,487	£8,496,756
60% LAR : 40% CIR	8%	£8,454,936	£7,534,463	£7,495,745	£7,489,260	£7,334,387	£7,179,512
60% LAR : 40% CIR	12%	£7,956,039	£7,073,624	£7,035,009	£7,028,542	£6,874,081	£6,719,621
60% LAR : 40% CIR	14%	£7,706,289	£6,842,908	£6,804,342	£6,797,854	£6,643,618	£6,489,382
60% LAR : 40% CIR	16%	£7,206,191	£6,380,887	£6,342,413	£6,335,969	£6,182,072	£6,028,175
60% LAR : 40% CIR	20%	£6,955,844	£6,149,583	£6,111,152	£6,104,716	£5,950,992	£5,797,268
60% LAR : 40% CIR	24%	£6,454,357	£5,686,393	£5,648,043	£5,641,620	£5,488,220	£5,334,821
60% LAR : 40% CIR	26%	£6,203,619	£5,454,608	£5,416,195	£5,409,780	£5,256,531	£5,103,282
60% LAR : 40% CIR	30%	£5,701,157	£4,990,161	£4,951,920	£4,945,514	£4,792,546	£4,639,577
60% LAR : 40% CIR	35%	£5,071,990	£4,408,655	£4,370,490	£4,364,098	£4,211,440	£4,058,782
60% LAR : 40% CIR	50%	£3,177,330	£2,657,093	£2,619,095	£2,612,727	£2,460,735	£2,308,741

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,965,591	£8,969,040	£8,950,093	£8,923,510	£8,767,781	£8,611,990
60% LAR : 40% CIR	8%	£8,970,230	£8,049,757	£8,011,039	£8,004,554	£7,849,681	£7,694,806
60% LAR : 40% CIR	12%	£8,471,333	£7,588,918	£7,550,303	£7,543,836	£7,389,375	£7,234,915
60% LAR : 40% CIR	14%	£8,221,583	£7,358,202	£7,319,636	£7,313,178	£7,158,912	£7,004,646
60% LAR : 40% CIR	16%	£7,721,485	£6,896,181	£6,857,707	£6,851,263	£6,697,366	£6,543,469
60% LAR : 40% CIR	20%	£7,471,138	£6,664,877	£6,626,446	£6,620,010	£6,466,286	£6,312,562
60% LAR : 40% CIR	24%	£6,969,851	£6,201,687	£6,163,337	£6,156,914	£6,003,514	£5,850,115
60% LAR : 40% CIR	26%	£6,718,913	£5,969,802	£5,931,489	£5,925,074	£5,771,925	£5,618,576
60% LAR : 40% CIR	30%	£6,216,451	£5,505,455	£5,467,214	£5,460,808	£5,307,840	£5,154,871
60% LAR : 40% CIR	35%	£5,587,284	£4,923,949	£4,885,784	£4,879,392	£4,726,734	£4,574,076
60% LAR : 40% CIR	50%	£3,682,624	£3,172,387	£3,134,389	£3,128,021	£2,976,029	£2,824,035

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone C - £1,050 paf
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No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,394,726	£1,385,720	£1,340,104	£1,332,462	£1,149,962	£967,462
60% LAR : 40% CIR	8%	£2,020,922	£1,088,260	£1,042,923	£1,035,326	£853,699	£672,472
60% LAR : 40% CIR	12%	£1,832,445	£938,153	£892,918	£885,341	£704,398	£523,454
60% LAR : 40% CIR	14%	£1,737,904	£862,743	£817,564	£809,997	£629,283	£448,568
60% LAR : 40% CIR	16%	£1,548,119	£711,231	£686,160	£678,612	£478,329	£298,045
60% LAR : 40% CIR	20%	£1,452,878	£635,132	£590,112	£582,574	£402,491	£222,411
60% LAR : 40% CIR	24%	£1,261,702	£482,250	£437,325	£429,800	£290,099	£70,399
60% LAR : 40% CIR	26%	£1,165,768	£405,469	£360,589	£353,071	£173,548	£-16,102
60% LAR : 40% CIR	30%	£973,215	£251,234	£208,434	£200,931	£19,726	£-169,064
60% LAR : 40% CIR	35%	£731,246	£57,181	£12,474	£4,984	£-184,351	£-374,349
60% LAR : 40% CIR	50%	£-3,091	£-566,170	£-613,462	£-621,387	£-810,558	£-999,728

**Residual Land values compared to benchmark land values
Higher Value Secondary Offices**

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-£287,111,793	-£2,276,109	-£2,321,733	-£2,329,975	-£2,511,876	-£2,894,376
60% LAR : 40% CIR	8%	-£1,641,016	-£2,573,857	-£2,618,914	-£2,626,911	-£2,807,889	-£3,290,386
60% LAR : 40% CIR	12%	-£1,829,309	-£2,724,684	-£2,769,920	-£2,778,497	-£2,967,440	-£3,450,383
60% LAR : 40% CIR	14%	-£1,923,934	-£2,799,095	-£2,844,274	-£2,851,841	-£3,032,559	-£3,513,269
60% LAR : 40% CIR	18%	-£2,112,718	-£2,960,608	-£3,006,977	-£3,013,226	-£3,183,599	-£3,768,793
60% LAR : 40% CIR	20%	-£2,206,959	-£3,028,706	-£3,077,128	-£3,083,268	-£3,249,447	-£3,828,427
60% LAR : 40% CIR	24%	-£2,400,138	-£3,179,588	-£3,224,513	-£3,230,338	-£3,411,738	-£3,918,438
60% LAR : 40% CIR	26%	-£2,499,099	-£3,258,389	-£3,301,249	-£3,308,767	-£3,486,290	-£3,997,940
60% LAR : 40% CIR	30%	-£2,698,622	-£3,410,604	-£3,455,403	-£3,462,907	-£3,642,102	-£4,050,901
60% LAR : 40% CIR	35%	-£2,930,591	-£3,604,655	-£3,649,364	-£3,656,854	-£3,846,188	-£4,036,186
60% LAR : 40% CIR	50%	-£3,654,928	-£4,228,007	-£4,275,299	-£4,283,225	-£4,472,398	-£4,661,566

**Residual Land values compared to benchmark land values
Medium Value Secondary Offices**

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£250,251	£758,746	£804,371	£812,013	£994,513	£1,177,013
60% LAR : 40% CIR	8%	-£1,641,016	-£1,068,195	-£1,013,653	-£1,021,349	-£1,203,876	-£1,472,993
60% LAR : 40% CIR	12%	-£312,030	-£1,206,322	-£1,251,597	-£1,259,134	-£1,440,077	-£1,621,021
60% LAR : 40% CIR	14%	-£406,571	-£1,281,732	-£1,326,911	-£1,334,478	-£1,515,192	-£1,699,807
60% LAR : 40% CIR	16%	-£506,268	-£1,433,244	-£1,478,316	-£1,485,863	-£1,666,146	-£1,846,430
60% LAR : 40% CIR	20%	-£691,597	-£1,509,343	-£1,554,363	-£1,561,904	-£1,741,884	-£1,922,064
60% LAR : 40% CIR	24%	-£882,773	-£1,622,225	-£1,707,150	-£1,714,675	-£1,894,376	-£2,074,076
60% LAR : 40% CIR	26%	-£978,707	-£1,739,006	-£1,783,886	-£1,791,404	-£1,970,927	-£2,150,577
60% LAR : 40% CIR	30%	-£1,171,290	-£1,893,241	-£1,938,041	-£1,945,544	-£2,124,739	-£2,313,539
60% LAR : 40% CIR	35%	-£1,413,229	-£2,087,284	-£2,132,001	-£2,139,491	-£2,328,826	-£2,518,824
60% LAR : 40% CIR	50%	-£2,147,958	-£2,710,645	-£2,757,937	-£2,765,862	-£2,956,033	-£3,144,203

**Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space**

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£878,976	£130,921	£176,888	£182,288	£368,788	£548,288
60% LAR : 40% CIR	8%	£559,858	-£1,068,195	-£1,013,653	-£1,021,349	-£1,203,876	-£1,472,993
60% LAR : 40% CIR	12%	£316,695	-£1,206,322	-£1,251,597	-£1,259,134	-£1,440,077	-£1,621,021
60% LAR : 40% CIR	14%	£406,571	-£1,281,732	-£1,326,911	-£1,334,478	-£1,515,192	-£1,699,807
60% LAR : 40% CIR	16%	£506,268	-£1,433,244	-£1,478,316	-£1,485,863	-£1,666,146	-£1,846,430
60% LAR : 40% CIR	20%	£691,597	-£1,509,343	-£1,554,363	-£1,561,904	-£1,741,884	-£1,922,064
60% LAR : 40% CIR	24%	£882,773	-£1,622,225	-£1,707,150	-£1,714,675	-£1,894,376	-£2,074,076
60% LAR : 40% CIR	26%	£978,707	-£1,739,006	-£1,783,886	-£1,791,404	-£1,970,927	-£2,150,577
60% LAR : 40% CIR	30%	£1,171,290	-£1,893,241	-£1,938,041	-£1,945,544	-£2,124,739	-£2,313,539
60% LAR : 40% CIR	35%	£1,413,229	-£2,087,284	-£2,132,001	-£2,139,491	-£2,328,826	-£2,518,824
60% LAR : 40% CIR	50%	£1,918,841	-£2,710,645	-£2,757,937	-£2,765,862	-£2,956,033	-£3,144,203

**Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution**

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,522,188	£613,392	£867,987	£885,925	£377,424	£194,924
60% LAR : 40% CIR	8%	£1,248,284	£315,743	£270,386	£262,789	£81,361	£-100,954
60% LAR : 40% CIR	12%	£1,059,907	£165,616	£120,380	£112,803	£68,140	£-249,083
60% LAR : 40% CIR	14%	£965,386	£30,205	£45,026	£37,459	£143,255	£-323,069
60% LAR : 40% CIR	16%	£776,562	-£101,987	-£108,997	-£116,929	£294,299	£-474,053
60% LAR : 40% CIR	20%	£680,341	-£137,408	-£182,426	-£189,966	£-370,047	£-450,127
60% LAR : 40% CIR	24%	£489,165	-£290,288	-£335,213	-£342,738	£-522,438	£-702,139
60% LAR : 40% CIR	26%	£393,231	-£467,095	-£511,849	-£519,467	£-696,990	£-778,649
60% LAR : 40% CIR	30%	£200,678	-£521,304	-£566,103	-£573,607	£-752,802	£-941,601
60% LAR : 40% CIR	35%	£-41,291	-£715,356	-£760,264	-£767,354	£-936,688	£-1,148,886
60% LAR : 40% CIR	50%	£-675,628	-£1,338,197	-£1,385,999	-£1,393,625	£-1,668,096	£-1,772,268

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone C - £1,150 psf
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No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	8%	£3,094,594	£2,074,406	£2,028,781	£2,021,139	£1,838,838	£1,856,138
60% LAR - 40% CIR	12%	£2,684,701	£1,721,863	£1,676,536	£1,668,909	£1,487,482	£1,306,054
60% LAR - 40% CIR	14%	£2,339,791	£1,455,005	£1,409,826	£1,402,259	£1,221,544	£1,040,831
60% LAR - 40% CIR	18%	£2,122,011	£1,275,946	£1,230,876	£1,223,326	£1,043,043	£862,160
60% LAR - 40% CIR	20%	£2,012,772	£1,186,073	£1,141,053	£1,133,512	£953,432	£773,352
60% LAR - 40% CIR	24%	£1,793,601	£1,005,645	£960,720	£953,195	£773,494	£593,793
60% LAR - 40% CIR	26%	£1,683,670	£915,091	£870,209	£862,682	£683,168	£503,645
60% LAR - 40% CIR	30%	£1,463,123	£733,307	£688,509	£681,004	£501,809	£322,615
60% LAR - 40% CIR	35%	£1,186,161	£504,822	£460,113	£452,604	£273,793	£94,961
60% LAR - 40% CIR	50%	£346,890	£-200,329	£-247,621	£-255,547	£-444,718	£-633,889

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£597,243	£-1,387,432	£-1,633,057	£-1,640,698	£-1,823,189	£-2,005,699
60% LAR - 40% CIR	8%	£907,167	£-1,089,974	£-1,365,362	£-1,362,596	£-1,545,746	£-1,728,763
60% LAR - 40% CIR	12%	£-1,213,508	£-2,117,648	£-2,162,885	£-2,170,461	£-2,351,404	£-2,532,347
60% LAR - 40% CIR	14%	£-1,322,047	£-2,208,832	£-2,252,011	£-2,259,576	£-2,440,293	£-2,621,007
60% LAR - 40% CIR	18%	£-1,539,826	£-2,389,392	£-2,430,962	£-2,438,511	£-2,618,794	£-2,799,077
60% LAR - 40% CIR	20%	£-1,649,005	£-2,475,165	£-2,520,785	£-2,528,325	£-2,708,466	£-2,889,486
60% LAR - 40% CIR	24%	£-1,868,237	£-2,656,193	£-2,701,118	£-2,708,643	£-2,888,343	£-3,069,044
60% LAR - 40% CIR	26%	£-1,978,167	£-2,746,747	£-2,791,628	£-2,799,145	£-2,978,669	£-3,158,193
60% LAR - 40% CIR	30%	£-2,189,714	£-2,928,500	£-2,973,399	£-2,980,853	£-3,160,038	£-3,339,222
60% LAR - 40% CIR	35%	£-2,475,677	£-3,157,016	£-3,201,724	£-3,209,213	£-3,388,045	£-3,566,877
60% LAR - 40% CIR	50%	£-3,314,946	£-3,862,187	£-3,609,459	£-3,617,584	£-4,106,555	£-4,295,728

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£590,119	£-70,089	£-115,694	£-123,336	£-305,837	£-488,337
60% LAR - 40% CIR	8%	£202,226	£-242,612	£-481,999	£-474,595	£-656,953	£-841,621
60% LAR - 40% CIR	12%	£-303,855	£-600,266	£-845,522	£-833,098	£-1,014,404	£-1,194,985
60% LAR - 40% CIR	14%	£-416,316	£-889,470	£-1,244,649	£-1,242,216	£-1,422,931	£-1,603,644
60% LAR - 40% CIR	18%	£-526,484	£-1,208,529	£-1,655,269	£-1,652,789	£-1,832,149	£-2,011,715
60% LAR - 40% CIR	20%	£-631,703	£-1,558,462	£-2,083,422	£-2,080,983	£-2,259,043	£-2,437,123
60% LAR - 40% CIR	24%	£-830,874	£-1,138,830	£-1,183,755	£-1,191,280	£-1,370,981	£-1,550,682
60% LAR - 40% CIR	26%	£-940,895	£-1,229,384	£-1,274,289	£-1,281,793	£-1,461,307	£-1,640,830
60% LAR - 40% CIR	30%	£-1,161,862	£-1,411,188	£-1,455,967	£-1,463,471	£-1,642,682	£-1,821,369
60% LAR - 40% CIR	35%	£-1,588,314	£-1,839,653	£-1,884,362	£-1,891,851	£-2,072,682	£-2,253,514
60% LAR - 40% CIR	50%	£-1,797,985	£-2,344,894	£-2,399,006	£-2,406,022	£-2,586,193	£-2,766,364

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£1,578,344	£558,656	£513,031	£505,389	£322,888	£140,388
60% LAR - 40% CIR	8%	£1,149,951	£208,113	£160,726	£153,159	£24,896	£-69,696
60% LAR - 40% CIR	12%	£932,580	£-28,439	£-16,797	£-24,373	£-205,317	£-386,260
60% LAR - 40% CIR	14%	£824,041	£-99,745	£-105,924	£-113,491	£-294,206	£-474,919
60% LAR - 40% CIR	18%	£626,261	£-329,864	£-424,874	£-422,434	£-602,107	£-780,960
60% LAR - 40% CIR	20%	£497,022	£-439,677	£-574,697	£-572,238	£-750,318	£-926,398
60% LAR - 40% CIR	24%	£277,851	£-510,105	£-655,030	£-652,555	£-824,256	£-992,367
60% LAR - 40% CIR	26%	£167,620	£-600,669	£-745,541	£-743,058	£-902,592	£-1,070,105
60% LAR - 40% CIR	30%	£-82,627	£-752,443	£-827,242	£-824,746	£-1,003,941	£-1,181,135
60% LAR - 40% CIR	35%	£-329,589	£-1,010,928	£-1,085,637	£-1,083,126	£-1,241,957	£-1,401,789
60% LAR - 40% CIR	50%	£-1,188,880	£-1,716,079	£-1,768,371	£-1,771,297	£-1,990,468	£-2,149,639

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£2,322,057	£1,301,988	£1,296,745	£1,248,602	£1,085,101	£885,801
60% LAR - 40% CIR	8%	£1,892,163	£949,326	£903,968	£896,372	£714,944	£533,517
60% LAR - 40% CIR	12%	£1,675,792	£771,652	£726,415	£718,839	£537,896	£356,953
60% LAR - 40% CIR	14%	£1,567,253	£682,468	£637,289	£629,722	£449,007	£268,293
60% LAR - 40% CIR	18%	£1,349,474	£503,408	£458,336	£450,759	£270,596	£90,223
60% LAR - 40% CIR	20%	£1,240,235	£413,535	£368,515	£360,975	£180,894	£14,814
60% LAR - 40% CIR	24%	£1,021,063	£233,107	£188,182	£180,657	£957	£-178,744
60% LAR - 40% CIR	26%	£911,133	£142,553	£97,672	£90,155	£89,869	£-268,893
60% LAR - 40% CIR	30%	£690,586	£-39,230	£-84,029	£-81,533	£-270,728	£-449,922
60% LAR - 40% CIR	35%	£413,623	£-287,716	£-312,424	£-319,913	£-488,745	£-677,577
60% LAR - 40% CIR	50%	£-625,888	£-972,967	£-1,020,169	£-1,028,594	£-1,217,255	£-1,406,428

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone C - £1,350 psf
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No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,481,466	£3,451,761	£3,406,136	£3,396,493	£3,215,993	£3,033,492
60% LAR - 40% CIR	8%	£3,843,179	£2,989,028	£2,943,672	£2,938,075	£2,764,648	£2,573,220
60% LAR - 40% CIR	12%	£3,672,633	£2,756,260	£2,711,025	£2,703,449	£2,522,505	£2,341,561
60% LAR - 40% CIR	14%	£3,537,012	£2,639,529	£2,594,351	£2,586,784	£2,406,069	£2,225,355
60% LAR - 40% CIR	18%	£3,265,079	£2,405,316	£2,360,396	£2,352,757	£2,172,473	£1,992,190
60% LAR - 40% CIR	20%	£3,128,769	£2,287,857	£2,242,936	£2,235,385	£2,055,316	£1,875,235
60% LAR - 40% CIR	24%	£2,855,464	£2,052,434	£2,007,508	£1,999,983	£1,820,283	£1,640,583
60% LAR - 40% CIR	26%	£2,718,473	£1,934,332	£1,889,451	£1,881,935	£1,702,411	£1,522,887
60% LAR - 40% CIR	30%	£2,442,938	£1,697,455	£1,652,666	£1,645,152	£1,465,958	£1,286,763
60% LAR - 40% CIR	35%	£2,095,989	£1,400,102	£1,355,394	£1,347,904	£1,169,073	£990,242
60% LAR - 40% CIR	50%	£1,046,758	£499,791	£455,277	£447,818	£269,766	£91,713

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£19,628	£10,077	£29,702	£29,344	£44,844	£28,345
60% LAR - 40% CIR	8%	£261,342	£62,810	£79,186	£75,763	£60,182	£1,668,611
60% LAR - 40% CIR	12%	£10,736	£505,377	£505,813	£505,366	£1,130,332	£1,300,278
60% LAR - 40% CIR	14%	£124,825	£1,022,308	£1,067,486	£1,075,053	£1,255,768	£1,436,483
60% LAR - 40% CIR	18%	£396,759	£1,256,461	£1,391,532	£1,393,080	£1,489,304	£1,669,547
60% LAR - 40% CIR	20%	£431,669	£1,313,881	£1,418,961	£1,428,442	£1,606,522	£1,794,803
60% LAR - 40% CIR	24%	£336,373	£1,609,404	£1,654,330	£1,661,834	£1,841,554	£2,021,255
60% LAR - 40% CIR	26%	£343,395	£1,727,505	£1,773,395	£1,779,993	£1,959,427	£2,139,951
60% LAR - 40% CIR	30%	£1,319,869	£1,964,963	£2,039,161	£2,046,686	£2,195,680	£2,375,075
60% LAR - 40% CIR	35%	£1,565,848	£2,261,136	£2,306,443	£2,313,933	£2,492,765	£2,671,596
60% LAR - 40% CIR	50%	£2,615,080	£3,162,047	£3,205,561	£3,214,019	£3,392,072	£3,570,124

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,336,991	£1,307,286	£1,261,661	£1,254,018	£1,071,518	£989,017
60% LAR - 40% CIR	8%	£1,788,704	£344,453	£798,197	£791,600	£610,173	£428,145
60% LAR - 40% CIR	12%	£1,528,158	£611,785	£566,550	£558,974	£378,030	£197,086
60% LAR - 40% CIR	14%	£1,392,537	£495,054	£449,876	£442,309	£261,594	£80,880
60% LAR - 40% CIR	18%	£1,120,604	£280,911	£215,811	£208,292	£127,666	£26,865
60% LAR - 40% CIR	20%	£354,294	£143,452	£38,461	£30,820	£88,168	£269,240
60% LAR - 40% CIR	24%	£710,989	£32,041	£136,967	£144,492	£324,192	£503,892
60% LAR - 40% CIR	26%	£573,998	£210,143	£235,024	£262,540	£442,064	£621,588
60% LAR - 40% CIR	30%	£298,463	£447,001	£490,919	£495,523	£676,517	£867,712
60% LAR - 40% CIR	35%	£48,456	£744,373	£789,581	£796,571	£975,402	£1,154,233
60% LAR - 40% CIR	50%	£1,097,717	£1,644,684	£1,688,198	£1,696,657	£1,874,709	£2,052,762

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,965,716	£1,936,011	£1,890,386	£1,882,743	£1,700,243	£1,517,742
60% LAR - 40% CIR	8%	£2,427,400	£1,413,276	£1,427,622	£1,420,325	£1,238,696	£1,057,470
60% LAR - 40% CIR	12%	£2,156,883	£1,240,510	£1,195,275	£1,187,699	£1,006,755	£825,811
60% LAR - 40% CIR	14%	£2,021,262	£1,123,779	£1,078,601	£1,071,034	£890,319	£709,605
60% LAR - 40% CIR	18%	£1,749,339	£869,626	£844,556	£837,007	£656,725	£476,440
60% LAR - 40% CIR	20%	£1,613,019	£772,207	£727,186	£719,645	£539,565	£339,485
60% LAR - 40% CIR	24%	£1,339,714	£536,684	£491,758	£484,233	£304,533	£124,833
60% LAR - 40% CIR	26%	£1,202,723	£418,582	£373,701	£366,185	£186,661	£7,137
60% LAR - 40% CIR	30%	£927,188	£181,705	£138,906	£129,402	£69,792	£266,987
60% LAR - 40% CIR	35%	£580,239	£115,646	£100,356	£107,846	£346,677	£525,508
60% LAR - 40% CIR	50%	£468,992	£1,015,959	£1,068,475	£1,067,932	£1,245,984	£1,424,037

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£3,198,628	£2,619,223	£2,633,398	£2,622,589	£2,443,436	£2,260,955
60% LAR - 40% CIR	8%	£3,170,642	£2,218,480	£2,171,134	£2,163,539	£1,982,110	£1,800,983
60% LAR - 40% CIR	12%	£2,900,096	£1,983,723	£1,938,487	£1,930,911	£1,749,968	£1,569,024
60% LAR - 40% CIR	14%	£2,764,475	£1,866,992	£1,821,814	£1,814,247	£1,633,532	£1,452,817
60% LAR - 40% CIR	18%	£2,492,941	£1,632,639	£1,587,788	£1,580,220	£1,399,536	£1,219,653
60% LAR - 40% CIR	20%	£2,356,231	£1,515,419	£1,470,399	£1,462,858	£1,282,778	£1,102,697
60% LAR - 40% CIR	24%	£2,082,927	£1,279,896	£1,234,970	£1,227,446	£1,047,746	£868,045
60% LAR - 40% CIR	26%	£1,945,935	£1,161,794	£1,116,914	£1,109,397	£929,873	£750,349
60% LAR - 40% CIR	30%	£1,670,401	£924,917	£880,119	£872,614	£693,420	£514,225
60% LAR - 40% CIR	35%	£1,323,452	£627,564	£582,857	£575,367	£396,535	£217,704
60% LAR - 40% CIR	50%	£274,220	£972,747	£917,261	£924,719	£962,772	£989,624

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone C - £1,500 psf
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No Units	15
Site Area	0.04 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,521,592	£4,477,184	£4,432,245	£4,424,718	£4,244,960	£4,065,202
60% LAR : 40% CIR	8%	£4,800,095	£3,955,042	£3,890,367	£3,882,884	£3,704,184	£3,523,595
60% LAR : 40% CIR	12%	£4,587,943	£3,662,590	£3,618,034	£3,610,572	£3,431,559	£3,250,616
60% LAR : 40% CIR	14%	£4,431,520	£3,526,023	£3,481,523	£3,474,070	£3,294,462	£3,113,748
60% LAR : 40% CIR	18%	£4,117,962	£3,252,207	£3,207,378	£3,199,830	£3,019,547	£2,839,263
60% LAR : 40% CIR	20%	£3,960,870	£3,114,368	£3,069,349	£3,061,808	£2,881,728	£2,701,647
60% LAR : 40% CIR	24%	£3,645,960	£2,837,525	£2,792,600	£2,785,075	£2,605,375	£2,425,674
60% LAR : 40% CIR	26%	£3,488,166	£2,696,763	£2,653,883	£2,646,366	£2,466,842	£2,287,318
60% LAR : 40% CIR	30%	£3,171,900	£2,420,566	£2,375,707	£2,368,263	£2,188,069	£2,008,874
60% LAR : 40% CIR	35%	£2,775,311	£2,071,562	£2,026,854	£2,019,364	£1,840,533	£1,661,702
60% LAR : 40% CIR	50%	£1,571,659	£1,016,298	£971,785	£964,325	£786,273	£608,220

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,859,754	£815,346	£770,407	£762,881	£583,123	£403,365
60% LAR : 40% CIR	8%	£1,238,257	£273,295	£225,220	£221,047	£142,547	£98,889
60% LAR : 40% CIR	12%	£926,106	£73	£43,853	£41,264	£25,219	£11,222
60% LAR : 40% CIR	14%	£769,682	£135,814	£100,315	£107,768	£37,378	£18,089
60% LAR : 40% CIR	18%	£456,144	£409,631	£454,459	£462,038	£462,293	£462,575
60% LAR : 40% CIR	20%	£299,032	£547,469	£540,489	£536,028	£536,110	£536,190
60% LAR : 40% CIR	24%	£118,877	£824,312	£869,237	£876,762	£1,056,463	£1,236,164
60% LAR : 40% CIR	26%	£173,672	£963,074	£1,007,965	£1,015,471	£1,194,995	£1,374,519
60% LAR : 40% CIR	30%	£469,637	£1,241,273	£1,286,070	£1,293,575	£1,472,769	£1,651,964
60% LAR : 40% CIR	35%	£896,526	£1,590,276	£1,634,384	£1,642,474	£1,821,305	£2,000,136
60% LAR : 40% CIR	50%	£2,090,178	£2,635,540	£2,680,053	£2,687,512	£2,875,565	£3,063,617

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,377,117	£2,332,709	£2,287,770	£2,280,243	£2,100,485	£1,920,727
60% LAR : 40% CIR	8%	£2,156,620	£1,790,567	£1,745,662	£1,738,459	£1,558,700	£1,378,120
60% LAR : 40% CIR	12%	£2,443,468	£1,518,115	£1,473,559	£1,466,097	£1,287,084	£1,106,141
60% LAR : 40% CIR	14%	£2,287,045	£1,381,548	£1,337,048	£1,329,595	£1,149,987	£969,273
60% LAR : 40% CIR	18%	£1,973,507	£1,167,732	£1,062,953	£1,055,385	£975,072	£794,786
60% LAR : 40% CIR	20%	£1,816,395	£969,893	£924,874	£917,333	£737,265	£557,172
60% LAR : 40% CIR	24%	£1,501,485	£693,050	£648,125	£640,600	£460,900	£281,199
60% LAR : 40% CIR	26%	£1,343,691	£554,288	£509,408	£501,891	£322,367	£142,843
60% LAR : 40% CIR	30%	£1,027,425	£276,081	£231,292	£223,766	£44,694	£184,081
60% LAR : 40% CIR	35%	£630,836	£72,913	£117,621	£125,111	£63,842	£462,773
60% LAR : 40% CIR	50%	£972,616	£1,128,177	£1,172,690	£1,180,190	£1,358,202	£1,536,265

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,005,342	£2,961,434	£2,916,495	£2,908,968	£2,729,210	£2,549,452
60% LAR : 40% CIR	8%	£3,394,345	£2,419,292	£2,374,617	£2,367,134	£2,188,434	£2,007,945
60% LAR : 40% CIR	12%	£3,072,193	£2,146,840	£2,102,284	£2,094,822	£1,915,809	£1,734,866
60% LAR : 40% CIR	14%	£2,915,770	£2,010,273	£1,965,773	£1,958,320	£1,778,712	£1,597,998
60% LAR : 40% CIR	18%	£2,602,232	£1,736,457	£1,691,628	£1,684,080	£1,503,797	£1,323,513
60% LAR : 40% CIR	20%	£2,445,120	£1,598,618	£1,553,599	£1,546,058	£1,365,978	£1,185,897
60% LAR : 40% CIR	24%	£2,130,210	£1,321,775	£1,276,850	£1,269,325	£1,089,625	£909,924
60% LAR : 40% CIR	26%	£1,972,416	£1,185,013	£1,138,153	£1,130,616	£951,062	£771,565
60% LAR : 40% CIR	30%	£1,656,150	£504,816	£460,017	£452,515	£273,319	£494,124
60% LAR : 40% CIR	35%	£1,259,561	£555,812	£511,104	£503,614	£324,783	£1,045,952
60% LAR : 40% CIR	50%	£55,909	£499,452	£543,866	£567,426	£729,477	£907,630

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,749,054	£3,704,696	£3,659,707	£3,652,181	£3,472,423	£3,292,666
60% LAR : 40% CIR	8%	£4,127,557	£3,162,595	£3,117,629	£3,110,347	£2,931,647	£2,751,068
60% LAR : 40% CIR	12%	£3,815,406	£2,890,053	£2,845,497	£2,838,035	£2,659,021	£2,478,078
60% LAR : 40% CIR	14%	£3,658,982	£2,753,486	£2,708,985	£2,701,532	£2,521,925	£2,341,211
60% LAR : 40% CIR	18%	£3,345,444	£2,479,669	£2,434,841	£2,427,292	£2,247,096	£2,066,725
60% LAR : 40% CIR	20%	£3,188,332	£2,341,831	£2,296,811	£2,289,271	£2,109,190	£1,929,110
60% LAR : 40% CIR	24%	£2,873,423	£2,064,988	£2,020,063	£2,012,538	£1,832,837	£1,653,136
60% LAR : 40% CIR	26%	£2,715,629	£1,928,226	£1,881,345	£1,873,829	£1,694,305	£1,514,781
60% LAR : 40% CIR	30%	£2,399,363	£1,648,028	£1,603,230	£1,595,725	£1,416,513	£1,237,336
60% LAR : 40% CIR	35%	£2,002,774	£1,299,024	£1,254,316	£1,246,826	£1,067,955	£889,164
60% LAR : 40% CIR	50%	£799,122	£243,760	£199,247	£191,768	£13,755	£169,417

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone C - £1,750 psf
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No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,255,134	£5,183,007	£6,138,068	£6,130,540	£5,960,783	£5,771,025
60% LAR - 40% CIR	8%	£3,494,954	£3,504,399	£3,480,724	£3,452,242	£3,273,541	£3,094,840
60% LAR - 40% CIR	12%	£6,113,460	£5,163,714	£5,119,159	£5,111,697	£4,933,472	£4,755,249
60% LAR - 40% CIR	14%	£5,922,367	£4,993,031	£4,948,530	£4,941,077	£4,763,079	£4,585,080
60% LAR - 40% CIR	18%	£5,538,486	£4,650,981	£4,606,588	£4,599,153	£4,421,579	£4,244,005
60% LAR - 40% CIR	20%	£5,347,703	£4,479,618	£4,435,275	£4,427,848	£4,250,474	£4,073,100
60% LAR - 40% CIR	24%	£4,963,452	£4,136,220	£4,091,970	£4,084,558	£3,907,558	£3,730,558
60% LAR - 40% CIR	26%	£4,770,986	£3,964,187	£3,919,980	£3,912,575	£3,735,750	£3,558,924
60% LAR - 40% CIR	30%	£4,385,390	£3,619,454	£3,575,309	£3,567,937	£3,391,435	£3,214,934
60% LAR - 40% CIR	35%	£3,902,113	£3,187,300	£3,143,264	£3,135,887	£2,959,633	£2,780,802
60% LAR - 40% CIR	50%	£2,444,055	£1,877,144	£1,832,632	£1,825,172	£1,647,119	£1,469,067

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£3,593,296	£2,521,169	£2,476,230	£2,468,703	£2,288,946	£2,109,188
60% LAR - 40% CIR	8%	£2,833,116	£1,942,561	£1,787,887	£1,780,404	£1,611,703	£1,433,003
60% LAR - 40% CIR	12%	£2,451,023	£1,501,877	£1,457,201	£1,449,859	£1,271,635	£1,093,411
60% LAR - 40% CIR	14%	£2,260,529	£1,331,193	£1,286,693	£1,279,240	£1,101,241	£923,242
60% LAR - 40% CIR	18%	£1,877,649	£989,144	£944,750	£937,315	£759,742	£582,168
60% LAR - 40% CIR	20%	£1,685,865	£817,741	£773,437	£766,010	£588,637	£411,262
60% LAR - 40% CIR	24%	£1,301,615	£474,385	£430,132	£422,721	£245,721	£68,721
60% LAR - 40% CIR	26%	£1,109,149	£302,349	£258,143	£250,738	£73,913	£-102,913
60% LAR - 40% CIR	30%	£723,543	£48,242	£68,808	£61,397	£-27,456	£-445,904
60% LAR - 40% CIR	35%	£240,275	£-474,537	£-518,573	£-520,950	£-702,205	£-881,008
60% LAR - 40% CIR	50%	£-1,217,783	£-1,784,693	£-1,629,206	£-1,638,666	£-2,014,718	£-2,192,771

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,110,659	£4,038,532	£3,993,593	£3,986,065	£3,806,308	£3,626,550
60% LAR - 40% CIR	8%	£4,550,379	£3,389,624	£3,315,249	£3,307,787	£3,129,056	£2,950,266
60% LAR - 40% CIR	12%	£3,968,985	£3,019,239	£2,974,684	£2,967,222	£2,788,997	£2,610,774
60% LAR - 40% CIR	14%	£3,777,892	£2,848,556	£2,804,055	£2,796,602	£2,618,604	£2,440,805
60% LAR - 40% CIR	18%	£3,395,011	£2,506,566	£2,462,113	£2,454,678	£2,277,104	£2,099,530
60% LAR - 40% CIR	20%	£3,203,228	£2,335,148	£2,290,800	£2,283,373	£2,105,999	£1,928,825
60% LAR - 40% CIR	24%	£2,818,977	£1,991,745	£1,947,495	£1,940,083	£1,763,083	£1,586,083
60% LAR - 40% CIR	26%	£2,626,511	£1,819,712	£1,775,505	£1,768,100	£1,591,275	£1,414,449
60% LAR - 40% CIR	30%	£2,240,905	£1,474,679	£1,430,363	£1,423,462	£1,246,960	£1,070,459
60% LAR - 40% CIR	35%	£1,757,638	£1,042,825	£998,789	£991,412	£815,158	£636,327
60% LAR - 40% CIR	50%	£299,580	£-287,931	£-111,843	£-119,303	£-487,358	£-675,408

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,739,384	£4,667,257	£4,622,318	£4,614,790	£4,435,033	£4,255,275
60% LAR - 40% CIR	8%	£4,590,204	£3,389,649	£3,345,194	£3,337,666	£3,158,919	£2,979,161
60% LAR - 40% CIR	12%	£4,597,710	£3,647,964	£3,603,409	£3,595,947	£3,417,722	£3,239,499
60% LAR - 40% CIR	14%	£4,406,617	£3,477,281	£3,432,780	£3,425,327	£3,247,329	£3,069,330
60% LAR - 40% CIR	18%	£4,023,736	£3,135,231	£3,090,738	£3,083,403	£2,905,829	£2,728,255
60% LAR - 40% CIR	20%	£3,831,953	£2,963,868	£2,919,325	£2,911,998	£2,734,724	£2,557,350
60% LAR - 40% CIR	24%	£3,447,702	£2,620,470	£2,576,220	£2,568,808	£2,391,808	£2,214,808
60% LAR - 40% CIR	26%	£3,255,236	£2,448,437	£2,404,230	£2,396,825	£2,220,000	£2,043,174
60% LAR - 40% CIR	30%	£2,869,630	£2,103,704	£2,059,578	£2,052,187	£1,875,685	£1,698,184
60% LAR - 40% CIR	35%	£2,386,363	£1,671,550	£1,627,514	£1,620,137	£1,443,883	£1,265,052
60% LAR - 40% CIR	50%	£928,305	£361,394	£316,882	£309,422	£131,369	£-48,889

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£6,452,286	£4,110,989	£3,965,530	£3,958,003	£3,778,246	£3,598,488
60% LAR - 40% CIR	8%	£5,122,416	£3,731,961	£3,586,506	£3,579,079	£3,399,322	£3,219,564
60% LAR - 40% CIR	12%	£5,340,923	£4,391,177	£4,346,621	£4,339,159	£4,160,935	£3,982,711
60% LAR - 40% CIR	14%	£5,149,829	£4,220,493	£4,175,993	£4,168,540	£3,990,541	£3,812,542
60% LAR - 40% CIR	18%	£4,768,949	£3,878,444	£3,834,060	£3,826,615	£3,648,042	£3,470,468
60% LAR - 40% CIR	20%	£4,575,165	£3,707,081	£3,662,737	£3,655,310	£3,477,937	£3,300,562
60% LAR - 40% CIR	24%	£4,190,915	£3,363,683	£3,319,432	£3,312,021	£3,135,021	£2,958,021
60% LAR - 40% CIR	26%	£3,998,449	£3,191,649	£3,147,443	£3,140,038	£2,963,213	£2,786,387
60% LAR - 40% CIR	30%	£3,612,843	£2,846,917	£2,802,791	£2,795,399	£2,618,898	£2,442,396
60% LAR - 40% CIR	35%	£3,129,575	£2,414,763	£2,370,727	£2,363,300	£2,187,095	£2,008,264
60% LAR - 40% CIR	50%	£1,671,517	£1,104,607	£1,060,094	£1,052,634	£874,562	£696,529

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone C - £1,900 psf
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No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,295,259	£7,206,501	£7,161,562	£7,154,035	£6,974,277	£6,794,519
60% LAR : 40% CIR	8%	£7,451,869	£6,448,014	£6,401,339	£6,393,855	£6,215,156	£6,036,455
60% LAR : 40% CIR	12%	£7,028,771	£6,064,389	£6,019,834	£6,012,371	£5,834,147	£5,655,923
60% LAR : 40% CIR	14%	£6,816,874	£5,873,235	£5,828,735	£5,821,292	£5,643,283	£5,465,284
60% LAR : 40% CIR	18%	£6,392,389	£5,449,246	£5,445,853	£5,438,418	£5,260,844	£5,083,270
60% LAR : 40% CIR	20%	£6,179,094	£5,298,413	£5,254,070	£5,246,643	£5,069,269	£4,891,895
60% LAR : 40% CIR	24%	£5,753,948	£4,914,075	£4,869,825	£4,862,414	£4,685,414	£4,508,414
60% LAR : 40% CIR	26%	£5,540,679	£4,721,572	£4,677,365	£4,669,961	£4,493,136	£4,316,310
60% LAR : 40% CIR	30%	£5,113,467	£4,335,800	£4,291,774	£4,284,363	£4,107,861	£3,931,379
60% LAR : 40% CIR	35%	£4,578,195	£3,852,571	£3,808,535	£3,801,158	£3,625,015	£3,448,871
60% LAR : 40% CIR	50%	£2,964,118	£2,393,652	£2,349,139	£2,341,680	£2,165,627	£1,989,575

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,544,664	£3,446,664	£3,499,724	£3,492,197	£3,312,439	£3,132,882
60% LAR : 40% CIR	8%	£3,750,032	£2,754,176	£2,739,561	£2,732,018	£2,553,318	£2,374,617
60% LAR : 40% CIR	12%	£3,366,034	£2,402,652	£2,387,966	£2,380,533	£2,172,310	£1,994,085
60% LAR : 40% CIR	14%	£3,155,037	£2,211,398	£2,166,897	£2,159,444	£1,981,446	£1,803,447
60% LAR : 40% CIR	18%	£2,730,352	£1,838,409	£1,784,015	£1,776,580	£1,599,007	£1,421,433
60% LAR : 40% CIR	20%	£2,617,866	£1,638,678	£1,602,233	£1,594,806	£1,407,431	£1,230,058
60% LAR : 40% CIR	24%	£2,062,110	£1,252,237	£1,207,988	£1,200,577	£1,023,577	£846,576
60% LAR : 40% CIR	26%	£1,878,842	£1,099,735	£1,015,528	£1,008,123	£831,298	£654,472
60% LAR : 40% CIR	30%	£1,451,630	£874,082	£820,936	£813,546	£646,043	£469,542
60% LAR : 40% CIR	35%	£916,358	£190,734	£146,698	£139,321	£36,823	£-12,066
60% LAR : 40% CIR	50%	£597,720	£1,298,185	£-1,312,698	£-1,330,168	£-1,498,210	£-1,676,263

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,150,784	£5,062,026	£5,017,087	£5,009,560	£4,829,802	£4,650,044
60% LAR : 40% CIR	8%	£5,307,384	£4,301,539	£4,256,864	£4,249,380	£4,070,681	£3,891,980
60% LAR : 40% CIR	12%	£4,884,296	£3,919,914	£3,875,359	£3,867,896	£3,689,672	£3,511,448
60% LAR : 40% CIR	14%	£4,672,399	£3,728,760	£3,684,260	£3,676,807	£3,498,808	£3,320,809
60% LAR : 40% CIR	18%	£4,247,914	£3,345,771	£3,301,376	£3,293,943	£3,116,389	£2,938,795
60% LAR : 40% CIR	20%	£4,035,329	£3,153,938	£3,109,595	£3,102,168	£2,924,794	£2,747,420
60% LAR : 40% CIR	24%	£3,609,473	£2,769,600	£2,725,350	£2,717,939	£2,540,939	£2,363,939
60% LAR : 40% CIR	26%	£3,396,204	£2,577,097	£2,532,890	£2,525,486	£2,348,661	£2,171,635
60% LAR : 40% CIR	30%	£2,968,992	£2,191,425	£2,147,299	£2,139,968	£1,963,406	£1,786,834
60% LAR : 40% CIR	35%	£2,433,720	£1,708,096	£1,664,060	£1,656,683	£1,480,540	£1,304,396
60% LAR : 40% CIR	50%	£819,643	£249,177	£204,664	£197,205	£19,152	£-168,900

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,779,509	£5,690,751	£5,645,812	£5,638,285	£5,458,527	£5,278,769
60% LAR : 40% CIR	8%	£5,937,110	£4,901,264	£4,856,589	£4,849,105	£4,669,406	£4,489,705
60% LAR : 40% CIR	12%	£5,513,021	£4,548,639	£4,504,084	£4,496,621	£4,318,397	£4,140,173
60% LAR : 40% CIR	14%	£5,301,124	£4,357,485	£4,312,985	£4,305,532	£4,127,533	£3,949,534
60% LAR : 40% CIR	18%	£4,876,639	£3,974,496	£3,930,103	£3,922,668	£3,745,094	£3,567,520
60% LAR : 40% CIR	20%	£4,664,054	£3,782,663	£3,738,320	£3,730,893	£3,553,619	£3,376,145
60% LAR : 40% CIR	24%	£4,238,198	£3,398,325	£3,354,075	£3,346,664	£3,169,664	£2,992,664
60% LAR : 40% CIR	26%	£4,024,929	£3,205,622	£3,161,615	£3,154,211	£2,977,386	£2,800,560
60% LAR : 40% CIR	30%	£3,597,717	£2,820,150	£2,776,204	£2,768,833	£2,592,131	£2,415,629
60% LAR : 40% CIR	35%	£3,062,445	£2,336,821	£2,292,785	£2,285,408	£2,109,265	£1,933,121
60% LAR : 40% CIR	50%	£1,448,368	£877,902	£833,389	£825,930	£647,877	£469,825

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,822,122	£6,833,994	£6,388,004	£6,380,497	£6,201,738	£6,021,982
60% LAR : 40% CIR	8%	£6,979,332	£5,973,476	£5,628,801	£5,621,318	£5,442,618	£5,263,917
60% LAR : 40% CIR	12%	£6,256,234	£5,291,852	£5,247,296	£5,239,833	£5,061,610	£4,883,385
60% LAR : 40% CIR	14%	£6,044,237	£5,100,698	£5,056,197	£5,048,744	£4,870,746	£4,692,747
60% LAR : 40% CIR	18%	£5,619,852	£4,717,919	£4,673,315	£4,665,860	£4,488,377	£4,310,733
60% LAR : 40% CIR	20%	£5,407,266	£4,525,875	£4,481,533	£4,474,106	£4,296,731	£4,119,358
60% LAR : 40% CIR	24%	£4,981,410	£4,141,537	£4,097,288	£4,089,877	£3,912,877	£3,735,876
60% LAR : 40% CIR	26%	£4,768,142	£3,949,035	£3,904,808	£3,897,423	£3,720,598	£3,543,772
60% LAR : 40% CIR	30%	£4,340,930	£3,563,362	£3,519,236	£3,511,846	£3,335,343	£3,158,842
60% LAR : 40% CIR	35%	£3,805,658	£3,080,034	£3,035,908	£3,028,621	£2,852,477	£2,676,334
60% LAR : 40% CIR	50%	£2,191,580	£1,621,115	£1,576,602	£1,569,142	£1,391,090	£1,213,037

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone C - £2,000 psf
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No Units	15
Site Area	0.04 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£8,988,677	£7,888,830	£7,843,891	£7,836,363	£7,856,806	£7,476,848
60% LAR : 40% CIR	8%	£8,989,913	£7,073,746	£7,020,082	£7,021,599	£8,942,899	£8,664,198
60% LAR : 40% CIR	12%	£7,638,979	£6,654,839	£6,620,283	£6,612,821	£6,434,596	£6,256,372
60% LAR : 40% CIR	14%	£7,413,214	£6,460,038	£6,415,539	£6,408,085	£6,230,086	£6,052,088
60% LAR : 40% CIR	18%	£6,980,991	£6,049,759	£6,005,382	£6,007,927	£5,820,354	£5,642,780
60% LAR : 40% CIR	20%	£6,734,537	£5,844,277	£5,799,933	£5,792,506	£5,615,132	£5,437,758
60% LAR : 40% CIR	24%	£6,280,945	£5,432,646	£5,388,395	£5,380,984	£5,203,984	£5,026,984
60% LAR : 40% CIR	26%	£6,053,808	£5,226,496	£5,182,289	£5,174,884	£4,998,059	£4,821,233
60% LAR : 40% CIR	30%	£5,908,960	£4,813,230	£4,769,405	£4,762,013	£4,585,512	£4,409,010
60% LAR : 40% CIR	35%	£5,028,916	£4,296,086	£4,252,050	£4,244,673	£4,068,529	£3,892,385
60% LAR : 40% CIR	50%	£3,310,627	£2,735,625	£2,691,780	£2,684,433	£2,507,965	£2,329,913

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,326,839	£4,226,993	£4,182,053	£4,174,526	£3,994,769	£3,815,011
60% LAR : 40% CIR	8%	£4,427,976	£3,411,819	£3,367,244	£3,359,762	£3,181,061	£3,002,360
60% LAR : 40% CIR	12%	£3,877,741	£3,003,001	£2,958,445	£2,950,963	£2,772,759	£2,594,534
60% LAR : 40% CIR	14%	£3,751,376	£2,798,201	£2,753,701	£2,746,248	£2,568,249	£2,390,250
60% LAR : 40% CIR	18%	£3,290,154	£2,387,918	£2,343,325	£2,335,090	£2,158,516	£1,980,942
60% LAR : 40% CIR	20%	£3,072,700	£2,182,440	£2,138,096	£2,130,669	£1,953,294	£1,775,921
60% LAR : 40% CIR	24%	£2,619,107	£1,770,808	£1,726,558	£1,719,146	£1,542,146	£1,365,146
60% LAR : 40% CIR	26%	£2,391,971	£1,564,658	£1,520,451	£1,513,047	£1,336,222	£1,159,396
60% LAR : 40% CIR	30%	£1,937,023	£1,151,692	£1,107,667	£1,100,176	£923,674	£747,173
60% LAR : 40% CIR	35%	£1,367,076	£634,248	£590,212	£582,835	£408,692	£230,547
60% LAR : 40% CIR	50%	£383,011	£158,213	£170,057	£177,404	£153,872	£131,925

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£6,844,202	£5,744,355	£5,699,416	£5,691,888	£5,512,131	£5,332,373
60% LAR : 40% CIR	8%	£5,945,336	£4,629,281	£4,584,697	£4,577,124	£4,398,424	£4,219,723
60% LAR : 40% CIR	12%	£5,494,504	£4,520,364	£4,475,808	£4,468,346	£4,290,121	£4,111,897
60% LAR : 40% CIR	14%	£5,268,739	£4,315,563	£4,271,064	£4,263,610	£4,085,611	£3,907,613
60% LAR : 40% CIR	18%	£4,816,916	£3,905,291	£3,860,887	£3,853,452	£3,675,079	£3,496,326
60% LAR : 40% CIR	20%	£4,590,062	£3,699,602	£3,655,458	£3,648,031	£3,470,657	£3,293,283
60% LAR : 40% CIR	24%	£4,136,470	£3,288,171	£3,243,920	£3,236,509	£3,059,509	£2,882,509
60% LAR : 40% CIR	26%	£3,909,333	£3,082,021	£3,037,814	£3,030,409	£2,853,584	£2,676,758
60% LAR : 40% CIR	30%	£3,454,365	£2,669,055	£2,624,930	£2,617,538	£2,441,037	£2,264,535
60% LAR : 40% CIR	35%	£2,884,441	£2,151,611	£2,107,575	£2,100,198	£1,924,054	£1,747,910
60% LAR : 40% CIR	50%	£1,186,352	£591,150	£547,305	£539,958	£363,490	£185,438

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,472,927	£6,373,090	£6,328,141	£6,320,613	£6,140,856	£5,961,098
60% LAR : 40% CIR	8%	£6,574,063	£5,568,090	£5,523,332	£5,515,849	£5,337,149	£5,158,448
60% LAR : 40% CIR	12%	£6,123,229	£5,149,089	£5,104,533	£5,097,071	£4,918,846	£4,740,622
60% LAR : 40% CIR	14%	£5,897,464	£4,944,288	£4,899,789	£4,892,335	£4,714,336	£4,536,338
60% LAR : 40% CIR	18%	£5,445,241	£4,534,090	£4,489,612	£4,482,177	£4,304,694	£4,127,030
60% LAR : 40% CIR	20%	£5,218,787	£4,328,527	£4,284,183	£4,276,756	£4,099,382	£3,922,008
60% LAR : 40% CIR	24%	£4,765,195	£3,918,896	£3,874,245	£3,866,234	£3,688,234	£3,511,234
60% LAR : 40% CIR	26%	£4,538,058	£3,710,746	£3,666,559	£3,659,134	£3,482,309	£3,305,483
60% LAR : 40% CIR	30%	£4,083,110	£3,297,780	£3,253,655	£3,246,253	£3,069,762	£2,893,260
60% LAR : 40% CIR	35%	£3,513,166	£2,780,336	£2,736,300	£2,728,923	£2,552,779	£2,376,635
60% LAR : 40% CIR	50%	£1,795,077	£1,278,875	£1,176,030	£1,168,683	£992,215	£814,163

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£6,216,139	£7,116,293	£7,071,353	£7,063,826	£6,884,369	£6,704,511
60% LAR : 40% CIR	8%	£7,417,276	£6,311,219	£6,266,544	£6,259,062	£6,079,361	£5,899,660
60% LAR : 40% CIR	12%	£6,866,441	£5,892,301	£5,847,745	£5,840,283	£5,662,059	£5,483,834
60% LAR : 40% CIR	14%	£6,640,676	£5,687,501	£5,643,001	£5,635,548	£5,457,549	£5,279,550
60% LAR : 40% CIR	18%	£6,188,454	£5,272,218	£5,227,825	£5,220,360	£5,042,816	£4,865,242
60% LAR : 40% CIR	20%	£5,962,000	£5,071,740	£5,027,396	£5,019,969	£4,842,594	£4,665,221
60% LAR : 40% CIR	24%	£5,508,407	£4,660,108	£4,615,858	£4,608,446	£4,431,446	£4,254,446
60% LAR : 40% CIR	26%	£5,281,271	£4,453,958	£4,409,761	£4,402,347	£4,225,522	£4,048,096
60% LAR : 40% CIR	30%	£4,826,323	£4,040,992	£3,996,867	£3,989,476	£3,812,974	£3,636,473
60% LAR : 40% CIR	35%	£4,256,378	£3,523,548	£3,479,512	£3,472,135	£3,295,992	£3,119,847
60% LAR : 40% CIR	50%	£2,538,289	£1,963,087	£1,919,243	£1,911,896	£1,735,428	£1,559,375

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone C - RP Periphery £2,250 psf
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No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£10,722,219	£9,594,653	£9,549,714	£9,542,187	£9,362,429	£9,182,677
60% LAR : 40% CIR	8%	£9,684,672	£8,643,114	£8,598,438	£8,590,966	£8,412,255	£8,233,555
60% LAR : 40% CIR	12%	£9,164,496	£8,165,963	£8,121,407	£8,113,944	£7,935,721	£7,757,496
60% LAR : 40% CIR	14%	£8,904,080	£7,927,046	£7,882,546	£7,875,093	£7,697,094	£7,519,095
60% LAR : 40% CIR	18%	£8,382,487	£7,405,531	£7,404,138	£7,396,702	£7,219,128	£7,041,554
60% LAR : 40% CIR	20%	£8,121,372	£7,208,935	£7,164,592	£7,157,164	£6,979,791	£6,802,416
60% LAR : 40% CIR	24%	£7,598,437	£6,729,071	£6,684,821	£6,677,409	£6,500,409	£6,323,409
60% LAR : 40% CIR	26%	£7,336,629	£6,468,804	£6,444,598	£6,437,194	£6,260,368	£6,083,542
60% LAR : 40% CIR	30%	£6,812,339	£6,007,606	£5,983,480	£5,976,060	£5,799,587	£5,623,114
60% LAR : 40% CIR	35%	£6,155,718	£5,404,870	£5,360,834	£5,353,457	£5,177,313	£5,001,170
60% LAR : 40% CIR	50%	£4,177,598	£3,588,536	£3,544,692	£3,537,344	£3,361,968	£3,186,592

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,060,382	£5,532,816	£5,887,876	£5,880,349	£5,700,591	£5,520,834
60% LAR : 40% CIR	8%	£6,022,835	£4,981,276	£4,936,601	£4,929,118	£4,750,418	£4,571,718
60% LAR : 40% CIR	12%	£5,502,659	£4,504,126	£4,459,570	£4,452,107	£4,273,883	£4,095,659
60% LAR : 40% CIR	14%	£5,242,223	£4,265,208	£4,220,709	£4,213,255	£4,035,256	£3,857,258
60% LAR : 40% CIR	18%	£4,720,980	£3,786,693	£3,742,300	£3,734,864	£3,557,290	£3,379,717
60% LAR : 40% CIR	20%	£4,459,534	£3,547,697	£3,503,275	£3,495,827	£3,317,953	£3,140,079
60% LAR : 40% CIR	24%	£3,938,600	£3,067,234	£3,022,983	£3,015,572	£2,838,572	£2,661,572
60% LAR : 40% CIR	26%	£3,674,792	£2,826,967	£2,782,760	£2,775,356	£2,598,330	£2,421,705
60% LAR : 40% CIR	30%	£3,150,582	£2,345,760	£2,301,643	£2,294,252	£2,117,750	£1,941,248
60% LAR : 40% CIR	35%	£2,493,881	£1,743,032	£1,698,997	£1,691,619	£1,515,476	£1,339,332
60% LAR : 40% CIR	50%	£15,760	£73,352	£117,148	£124,493	£289,870	£475,246

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£8,677,744	£7,450,178	£7,405,239	£7,397,712	£7,217,954	£7,038,196
60% LAR : 40% CIR	8%	£7,640,197	£6,488,620	£6,443,683	£6,444,481	£6,264,723	£6,084,965
60% LAR : 40% CIR	12%	£7,020,021	£6,021,488	£5,976,532	£5,969,069	£5,791,246	£5,613,021
60% LAR : 40% CIR	14%	£6,759,585	£5,782,571	£5,738,071	£5,730,618	£5,552,619	£5,374,620
60% LAR : 40% CIR	18%	£6,238,022	£5,304,056	£5,259,556	£5,252,227	£5,074,653	£4,897,079
60% LAR : 40% CIR	20%	£5,976,997	£5,064,460	£5,020,117	£5,012,689	£4,835,316	£4,657,941
60% LAR : 40% CIR	24%	£5,453,962	£4,584,596	£4,540,346	£4,532,934	£4,355,934	£4,178,934
60% LAR : 40% CIR	26%	£5,192,154	£4,344,329	£4,300,123	£4,292,719	£4,115,893	£3,939,967
60% LAR : 40% CIR	30%	£4,667,884	£3,863,131	£3,819,005	£3,811,615	£3,635,112	£3,458,611
60% LAR : 40% CIR	35%	£4,011,243	£3,260,395	£3,216,359	£3,208,982	£3,032,838	£2,856,695
60% LAR : 40% CIR	50%	£2,033,123	£1,444,061	£1,400,217	£1,392,869	£1,217,493	£1,042,117

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£9,206,469	£8,078,903	£8,033,964	£8,026,437	£7,846,679	£7,666,921
60% LAR : 40% CIR	8%	£7,640,197	£6,488,620	£6,443,683	£6,444,481	£6,264,723	£6,084,965
60% LAR : 40% CIR	12%	£7,020,021	£6,021,488	£5,976,532	£5,969,069	£5,791,246	£5,613,021
60% LAR : 40% CIR	14%	£6,759,585	£5,782,571	£5,738,071	£5,730,618	£5,552,619	£5,374,620
60% LAR : 40% CIR	18%	£6,238,022	£5,304,056	£5,259,556	£5,252,227	£5,074,653	£4,897,079
60% LAR : 40% CIR	20%	£5,976,997	£5,064,460	£5,020,117	£5,012,689	£4,835,316	£4,657,941
60% LAR : 40% CIR	24%	£5,453,962	£4,584,596	£4,540,346	£4,532,934	£4,355,934	£4,178,934
60% LAR : 40% CIR	26%	£5,192,154	£4,344,329	£4,300,123	£4,292,719	£4,115,893	£3,939,967
60% LAR : 40% CIR	30%	£4,667,884	£3,863,131	£3,819,005	£3,811,615	£3,635,112	£3,458,611
60% LAR : 40% CIR	35%	£4,011,243	£3,260,395	£3,216,359	£3,208,982	£3,032,838	£2,856,695
60% LAR : 40% CIR	50%	£2,033,123	£1,444,061	£1,400,217	£1,392,869	£1,217,493	£1,042,117

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£9,989,862	£8,862,116	£8,777,176	£8,769,649	£8,589,891	£8,410,134
60% LAR : 40% CIR	8%	£8,912,135	£7,870,576	£7,825,501	£7,818,018	£7,638,260	£7,458,502
60% LAR : 40% CIR	12%	£8,391,959	£7,393,426	£7,348,870	£7,341,407	£7,161,649	£6,981,891
60% LAR : 40% CIR	14%	£8,131,523	£7,154,508	£7,110,009	£7,102,555	£6,922,797	£6,743,039
60% LAR : 40% CIR	18%	£7,609,960	£6,675,963	£6,631,600	£6,624,164	£6,444,406	£6,264,648
60% LAR : 40% CIR	20%	£7,348,834	£6,436,397	£6,392,055	£6,384,627	£6,204,869	£6,025,111
60% LAR : 40% CIR	24%	£6,825,900	£5,956,534	£5,912,293	£5,904,872	£5,725,114	£5,545,356
60% LAR : 40% CIR	26%	£6,564,092	£5,716,267	£5,672,060	£5,664,656	£5,484,898	£5,305,140
60% LAR : 40% CIR	30%	£6,039,602	£5,235,069	£5,190,943	£5,183,552	£5,003,794	£4,824,036
60% LAR : 40% CIR	35%	£5,383,181	£4,632,332	£4,588,297	£4,580,919	£4,401,161	£4,221,403
60% LAR : 40% CIR	50%	£3,405,060	£2,815,998	£2,772,154	£2,764,807	£2,585,049	£2,405,291

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 15 Flats

Value Area	Zone C - RP Periphery £2,450 psf
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No Units	15
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,109,054	£10,959,312	£10,914,372	£10,906,845	£10,727,087	£10,547,320
60% LAR : 40% CIR	8%	£10,960,560	£9,888,600	£9,853,924	£9,846,442	£9,667,741	£9,489,041
60% LAR : 40% CIR	12%	£10,384,910	£9,366,863	£9,322,307	£9,314,844	£9,136,220	£8,958,396
60% LAR : 40% CIR	14%	£10,096,737	£9,100,652	£9,056,153	£9,048,699	£8,870,701	£8,692,702
60% LAR : 40% CIR	18%	£9,219,010	£8,567,551	£8,523,158	£8,515,722	£8,338,148	£8,160,574
60% LAR : 40% CIR	20%	£9,230,838	£8,300,661	£8,256,319	£8,248,892	£8,071,517	£7,894,143
60% LAR : 40% CIR	24%	£8,652,431	£7,766,212	£7,721,961	£7,714,550	£7,537,550	£7,360,550
60% LAR : 40% CIR	26%	£8,362,887	£7,496,651	£7,454,445	£7,447,041	£7,270,215	£7,093,390
60% LAR : 40% CIR	30%	£7,793,124	£7,062,867	£7,018,741	£7,011,350	£6,834,848	£6,658,347
60% LAR : 40% CIR	35%	£7,057,161	£6,291,898	£6,247,862	£6,240,486	£6,064,341	£5,888,198
60% LAR : 40% CIR	50%	£4,871,015	£4,270,865	£4,227,021	£4,219,674	£4,044,298	£3,868,920

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,447,216	£7,297,474	£7,252,534	£7,245,008	£7,065,250	£6,885,492
60% LAR : 40% CIR	0%	£7,298,723	£6,236,762	£6,192,086	£6,184,664	£6,004,906	£5,825,203
60% LAR : 40% CIR	8%	£8,723,073	£5,705,026	£5,660,469	£5,653,006	£5,474,793	£5,296,586
60% LAR : 40% CIR	14%	£6,434,900	£5,438,815	£5,394,315	£5,386,861	£5,208,864	£5,030,865
60% LAR : 40% CIR	18%	£5,857,964	£4,905,714	£4,861,320	£4,853,884	£4,676,311	£4,498,737
60% LAR : 40% CIR	20%	£5,669,091	£4,638,824	£4,594,481	£4,587,044	£4,409,680	£4,232,306
60% LAR : 40% CIR	24%	£4,960,594	£4,104,374	£4,060,124	£4,052,712	£3,875,712	£3,698,712
60% LAR : 40% CIR	26%	£4,701,049	£3,836,814	£3,792,607	£3,785,203	£3,608,377	£3,431,553
60% LAR : 40% CIR	30%	£4,121,286	£3,301,030	£3,256,804	£3,249,512	£3,073,011	£2,896,509
60% LAR : 40% CIR	35%	£3,395,324	£2,630,060	£2,586,024	£2,578,648	£2,402,504	£2,226,360
60% LAR : 40% CIR	50%	£1,209,177	£809,028	£805,184	£801,836	£782,460	£767,083

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,864,579	£8,814,837	£8,769,897	£8,762,370	£8,582,612	£8,402,854
60% LAR : 40% CIR	0%	£8,615,065	£7,554,125	£7,509,449	£7,501,927	£7,322,268	£7,142,566
60% LAR : 40% CIR	12%	£8,240,435	£7,222,388	£7,177,832	£7,170,369	£6,992,145	£6,813,921
60% LAR : 40% CIR	14%	£7,952,262	£6,956,177	£6,911,678	£6,904,224	£6,726,226	£6,548,227
60% LAR : 40% CIR	18%	£7,375,226	£6,323,076	£6,278,585	£6,271,127	£6,093,673	£5,916,099
60% LAR : 40% CIR	20%	£7,086,963	£6,158,196	£6,113,844	£6,106,417	£5,927,042	£5,748,668
60% LAR : 40% CIR	24%	£6,507,956	£5,621,737	£5,577,486	£5,570,075	£5,393,075	£5,216,075
60% LAR : 40% CIR	26%	£6,218,412	£5,354,176	£5,309,970	£5,302,566	£5,125,740	£4,948,915
60% LAR : 40% CIR	30%	£5,638,649	£4,818,392	£4,774,266	£4,766,875	£4,590,373	£4,413,872
60% LAR : 40% CIR	35%	£4,912,686	£4,147,423	£4,103,387	£4,096,011	£3,919,866	£3,743,723
60% LAR : 40% CIR	50%	£2,726,840	£2,126,390	£2,082,546	£2,075,199	£1,899,823	£1,724,445

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,593,304	£9,443,362	£9,398,622	£9,391,095	£9,211,337	£9,031,579
60% LAR : 40% CIR	0%	£9,444,810	£7,754,125	£7,709,449	£7,701,927	£7,522,268	£7,342,566
60% LAR : 40% CIR	12%	£8,869,160	£7,851,113	£7,806,557	£7,799,094	£7,620,870	£7,442,646
60% LAR : 40% CIR	14%	£8,580,987	£7,584,902	£7,540,403	£7,532,949	£7,354,951	£7,176,952
60% LAR : 40% CIR	18%	£8,003,951	£7,051,801	£7,007,408	£7,000,072	£6,822,398	£6,644,824
60% LAR : 40% CIR	20%	£7,715,088	£6,784,911	£6,740,589	£6,733,142	£6,555,767	£6,378,393
60% LAR : 40% CIR	24%	£7,136,681	£6,250,462	£6,206,211	£6,198,800	£6,021,800	£5,844,800
60% LAR : 40% CIR	26%	£6,847,137	£5,982,901	£5,938,695	£5,931,291	£5,754,465	£5,577,640
60% LAR : 40% CIR	30%	£6,267,374	£5,447,117	£5,402,991	£5,395,690	£5,219,098	£5,042,597
60% LAR : 40% CIR	35%	£5,541,411	£4,776,148	£4,732,112	£4,724,736	£4,548,591	£4,372,448
60% LAR : 40% CIR	50%	£3,355,265	£2,755,115	£2,711,271	£2,703,924	£2,528,548	£2,353,170

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,335,916	£10,186,774	£10,141,834	£10,134,368	£9,954,590	£9,774,762
60% LAR : 40% CIR	0%	£10,186,023	£9,126,062	£9,081,386	£9,073,904	£8,894,203	£8,714,503
60% LAR : 40% CIR	12%	£9,612,373	£8,594,325	£8,549,769	£8,542,306	£8,364,083	£8,185,858
60% LAR : 40% CIR	14%	£9,324,200	£8,328,115	£8,283,615	£8,276,161	£8,098,164	£7,920,165
60% LAR : 40% CIR	18%	£8,747,164	£7,750,620	£7,706,014	£7,701,600	£7,523,611	£7,345,611
60% LAR : 40% CIR	20%	£8,458,301	£7,528,124	£7,483,781	£7,476,354	£7,298,980	£7,121,605
60% LAR : 40% CIR	24%	£7,879,994	£6,993,674	£6,949,424	£6,942,012	£6,765,012	£6,588,012
60% LAR : 40% CIR	26%	£7,590,349	£6,726,114	£6,681,907	£6,674,503	£6,497,877	£6,321,253
60% LAR : 40% CIR	30%	£7,010,586	£6,190,330	£6,146,204	£6,138,812	£5,962,311	£5,785,809
60% LAR : 40% CIR	35%	£6,284,624	£5,519,360	£5,475,324	£5,467,948	£5,291,804	£5,115,660
60% LAR : 40% CIR	50%	£4,098,477	£3,498,328	£3,454,484	£3,447,136	£3,271,760	£3,096,383

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone C - £1,050 paf
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No Units	18
Site Area	0.04 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,360,148	£2,190,879	£2,139,005	£2,129,736	£1,922,242	£1,714,747
60% LAR : 40% CIR	8%	£2,897,877	£1,816,405	£1,784,927	£1,765,713	£1,549,438	£1,343,164
60% LAR : 40% CIR	12%	£2,665,122	£1,627,709	£1,576,279	£1,567,089	£1,361,365	£1,155,640
60% LAR : 40% CIR	14%	£2,548,343	£1,532,922	£1,481,556	£1,472,378	£1,268,913	£1,061,449
60% LAR : 40% CIR	16%	£2,313,987	£1,342,561	£1,291,918	£1,282,162	£1,077,198	£872,214
60% LAR : 40% CIR	20%	£2,198,413	£1,246,980	£1,195,804	£1,186,659	£981,915	£777,172
60% LAR : 40% CIR	24%	£1,960,474	£1,055,072	£1,003,994	£994,868	£790,556	£586,245
60% LAR : 40% CIR	26%	£1,842,113	£958,727	£907,689	£898,581	£694,471	£480,361
60% LAR : 40% CIR	30%	£1,804,810	£895,289	£874,334	£865,253	£591,496	£397,768
60% LAR : 40% CIR	35%	£1,306,277	£522,017	£471,186	£462,102	£258,779	£55,456
60% LAR : 40% CIR	50%	£401,750	£-227,033	£-279,995	£-289,462	£-501,309	£-713,155

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£340,233	£1,500,504	£1,361,378	£1,370,647	£1,778,141	£1,985,836
60% LAR : 40% CIR	8%	£622,648	£1,888,888	£1,805,458	£1,844,670	£2,160,945	£2,387,280
60% LAR : 40% CIR	12%	£1,035,261	£2,072,674	£2,124,104	£2,133,294	£2,330,018	£2,544,743
60% LAR : 40% CIR	14%	£1,152,040	£2,167,461	£2,218,827	£2,228,055	£2,433,470	£2,638,934
60% LAR : 40% CIR	16%	£1,386,398	£2,387,622	£2,400,065	£2,418,221	£2,623,195	£2,828,189
60% LAR : 40% CIR	20%	£1,103,970	£2,453,953	£2,408,578	£2,413,274	£2,718,468	£2,923,211
60% LAR : 40% CIR	24%	£1,738,909	£2,645,311	£2,686,389	£2,705,516	£2,929,827	£3,114,138
60% LAR : 40% CIR	26%	£1,859,270	£2,741,657	£2,792,684	£2,801,802	£3,005,912	£3,210,022
60% LAR : 40% CIR	30%	£2,095,773	£2,848,115	£2,886,049	£2,895,155	£3,188,487	£3,402,623
60% LAR : 40% CIR	35%	£2,384,106	£3,178,366	£3,220,197	£3,238,281	£3,441,604	£3,644,927
60% LAR : 40% CIR	50%	£3,288,653	£3,927,416	£3,980,378	£3,989,845	£4,201,692	£4,413,538

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,193,100	£23,830	£28,043	£37,312	£244,898	£452,301
60% LAR : 40% CIR	8%	£170,829	£38,888	£40,122	£41,536	£211,610	£323,885
60% LAR : 40% CIR	12%	£498,074	£59,339	£59,770	£59,659	£805,684	£1,011,408
60% LAR : 40% CIR	14%	£381,295	£84,127	£85,493	£84,871	£900,135	£1,105,599
60% LAR : 40% CIR	16%	£146,939	£63,467	£65,731	£64,866	£1,060,865	£1,294,584
60% LAR : 40% CIR	20%	£56,366	£50,058	£51,245	£50,389	£1,188,133	£1,389,877
60% LAR : 40% CIR	24%	£206,574	£1,111,978	£1,163,055	£1,172,181	£1,376,482	£1,580,804
60% LAR : 40% CIR	26%	£324,936	£1,208,322	£1,259,349	£1,268,467	£1,472,578	£1,676,687
60% LAR : 40% CIR	30%	£2,095,773	£2,848,115	£2,886,049	£2,895,155	£3,188,487	£3,402,623
60% LAR : 40% CIR	35%	£860,771	£1,645,031	£1,696,862	£1,704,945	£1,908,269	£2,111,592
60% LAR : 40% CIR	50%	£1,769,208	£2,394,081	£2,447,043	£2,456,910	£2,668,287	£2,880,203

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,828,443	£659,173	£607,300	£598,031	£390,537	£183,042
60% LAR : 40% CIR	8%	£1,366,172	£284,790	£233,222	£224,088	£171,733	£88,946
60% LAR : 40% CIR	12%	£1,133,417	£96,004	£44,573	£35,384	£170,341	£-376,065
60% LAR : 40% CIR	14%	£1,016,639	£1,216	£-90,149	£-99,327	£284,792	£-470,259
60% LAR : 40% CIR	16%	£782,282	£1,844	£-80,987	£-89,843	£454,517	£-659,031
60% LAR : 40% CIR	20%	£664,708	£284,716	£335,802	£345,046	£549,790	£-754,534
60% LAR : 40% CIR	24%	£428,769	£476,633	£527,711	£536,838	£741,149	£-845,461
60% LAR : 40% CIR	26%	£310,407	£524,919	£684,085	£693,194	£937,294	£-1,041,344
60% LAR : 40% CIR	30%	£72,604	£756,437	£817,251	£828,474	£1,030,209	£-1,233,945
60% LAR : 40% CIR	35%	£-225,428	£1,009,688	£1,060,519	£1,069,603	£1,272,526	£-1,476,249
60% LAR : 40% CIR	50%	£-1,129,856	£1,788,738	£1,811,700	£1,821,187	£2,033,014	£-2,244,860

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,979,479	£1,410,298	£1,388,287	£1,349,987	£1,141,375	£588,078
60% LAR : 40% CIR	8%	£2,117,205	£1,035,826	£984,257	£975,043	£768,769	£362,494
60% LAR : 40% CIR	12%	£1,884,453	£847,040	£795,609	£786,420	£580,695	£374,971
60% LAR : 40% CIR	14%	£1,767,673	£752,252	£700,886	£691,708	£486,244	£280,779
60% LAR : 40% CIR	16%	£1,533,316	£561,692	£510,648	£501,469	£296,519	£191,544
60% LAR : 40% CIR	20%	£1,415,744	£466,321	£415,134	£405,990	£201,246	£-33,488
60% LAR : 40% CIR	24%	£1,179,895	£274,403	£223,324	£214,198	£9,887	£-194,429
60% LAR : 40% CIR	26%	£1,061,443	£178,057	£127,050	£117,912	£86,186	£-290,348
60% LAR : 40% CIR	30%	£823,940	£-15,401	£-66,535	£-75,437	£-279,173	£-482,009
60% LAR : 40% CIR	35%	£525,608	£-258,653	£-300,483	£-318,267	£-521,890	£-723,213
60% LAR : 40% CIR	50%	£-876,818	£1,097,762	£1,089,684	£1,076,431	£1,281,879	£-1,463,824

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone C - £1,150 psf
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No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	8%	£4,211,532	£3,033,190	£2,981,317	£2,972,048	£2,764,553	£2,557,059
60% LAR - 40% CIR	8%	£3,683,946	£2,591,421	£2,530,853	£2,520,639	£2,324,264	£2,118,000
60% LAR - 40% CIR	12%	£3,418,402	£2,368,944	£2,317,512	£2,308,324	£2,102,599	£1,896,874
60% LAR - 40% CIR	14%	£3,284,502	£2,257,310	£2,205,943	£2,196,766	£1,991,301	£1,785,837
60% LAR - 40% CIR	18%	£3,015,906	£2,033,256	£1,982,013	£1,972,858	£1,767,084	£1,561,909
60% LAR - 40% CIR	20%	£2,851,212	£1,920,839	£1,869,654	£1,860,508	£1,655,764	£1,451,021
60% LAR - 40% CIR	24%	£2,611,033	£1,695,229	£1,644,151	£1,635,024	£1,430,712	£1,226,401
60% LAR - 40% CIR	26%	£2,475,351	£1,582,037	£1,531,009	£1,521,892	£1,317,782	£1,113,671
60% LAR - 40% CIR	30%	£2,203,899	£1,354,897	£1,303,853	£1,294,851	£1,091,115	£897,378
60% LAR - 40% CIR	35%	£1,862,677	£1,069,519	£1,018,688	£1,009,605	£806,282	£602,958
60% LAR - 40% CIR	50%	£829,749	£204,037	£153,428	£144,381	£60,579	£272,425

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£511,148	£697,193	£719,056	£729,335	£835,839	£1,143,324
60% LAR - 40% CIR	8%	£163,877	£1,108,892	£1,160,850	£1,169,764	£1,376,019	£1,956,293
60% LAR - 40% CIR	12%	£281,982	£1,331,439	£1,382,871	£1,392,059	£1,607,794	£2,203,610
60% LAR - 40% CIR	14%	£415,881	£1,443,073	£1,494,440	£1,503,617	£1,709,082	£2,314,546
60% LAR - 40% CIR	18%	£584,477	£1,667,127	£1,718,370	£1,727,536	£1,932,500	£2,547,474
60% LAR - 40% CIR	20%	£709,171	£1,779,644	£1,830,729	£1,839,945	£2,044,619	£2,700,362
60% LAR - 40% CIR	24%	£1,089,350	£2,005,154	£2,065,232	£2,065,359	£2,269,671	£2,473,982
60% LAR - 40% CIR	26%	£1,224,932	£2,118,347	£2,189,374	£2,178,491	£2,383,601	£2,586,712
60% LAR - 40% CIR	30%	£1,486,975	£2,345,695	£2,396,451	£2,405,532	£2,609,268	£2,813,055
60% LAR - 40% CIR	35%	£1,837,706	£2,630,604	£2,681,895	£2,690,778	£2,894,101	£3,097,425
60% LAR - 40% CIR	50%	£2,870,634	£3,496,346	£3,546,955	£3,556,063	£3,760,952	£3,972,808

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£2,044,483	£866,142	£814,268	£804,999	£597,504	£380,010
60% LAR - 40% CIR	8%	£1,516,797	£424,373	£372,805	£363,591	£157,121	£38,869
60% LAR - 40% CIR	12%	£1,251,353	£201,895	£150,464	£141,275	£94,443	£270,175
60% LAR - 40% CIR	14%	£1,117,454	£90,261	£38,895	£29,718	£175,747	£381,211
60% LAR - 40% CIR	18%	£948,858	£153,762	£6,188	£18,189	£398,165	£684,139
60% LAR - 40% CIR	20%	£714,164	£246,209	£207,356	£206,540	£511,284	£1,166,028
60% LAR - 40% CIR	24%	£443,985	£471,820	£222,897	£222,025	£736,338	£1,840,847
60% LAR - 40% CIR	26%	£308,503	£588,012	£936,039	£945,156	£949,267	£1,953,377
60% LAR - 40% CIR	30%	£267,740	£912,167	£1,803,096	£1,812,197	£1,076,934	£1,274,670
60% LAR - 40% CIR	35%	£304,371	£1,097,530	£1,148,360	£1,157,443	£1,360,766	£1,564,001
60% LAR - 40% CIR	50%	£1,437,999	£1,963,012	£2,018,621	£2,027,668	£2,227,628	£2,430,473

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£2,679,826	£1,501,485	£1,448,611	£1,440,342	£1,232,847	£1,026,353
60% LAR - 40% CIR	8%	£2,156,740	£1,059,716	£1,008,146	£998,934	£792,659	£586,394
60% LAR - 40% CIR	12%	£1,886,696	£837,239	£785,807	£776,618	£570,804	£365,168
60% LAR - 40% CIR	14%	£1,752,797	£725,605	£674,238	£665,051	£459,596	£254,132
60% LAR - 40% CIR	18%	£1,484,201	£501,551	£460,308	£441,152	£236,178	£31,204
60% LAR - 40% CIR	20%	£1,349,507	£389,134	£337,949	£328,803	£124,059	£80,885
60% LAR - 40% CIR	24%	£1,079,328	£163,523	£112,446	£103,319	£100,993	£305,304
60% LAR - 40% CIR	26%	£943,946	£50,331	£2,898	£1,815	£213,293	£419,354
60% LAR - 40% CIR	30%	£672,103	£176,818	£227,753	£226,854	£440,591	£544,527
60% LAR - 40% CIR	35%	£330,972	£482,186	£513,017	£522,100	£725,423	£928,747
60% LAR - 40% CIR	50%	£701,958	£1,327,688	£1,378,277	£1,387,325	£1,602,294	£1,804,130

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£3,430,862	£2,225,261	£2,200,947	£2,191,319	£1,985,385	£1,776,586
60% LAR - 40% CIR	8%	£2,803,176	£1,810,752	£1,759,184	£1,749,970	£1,543,695	£1,337,420
60% LAR - 40% CIR	12%	£2,637,732	£1,536,843	£1,527,654	£1,527,654	£1,321,930	£1,116,204
60% LAR - 40% CIR	14%	£2,503,833	£1,476,640	£1,425,274	£1,416,096	£1,210,632	£1,005,168
60% LAR - 40% CIR	18%	£2,235,237	£1,252,487	£1,201,344	£1,192,166	£987,214	£782,240
60% LAR - 40% CIR	20%	£2,100,543	£1,140,170	£1,088,984	£1,079,839	£875,095	£670,351
60% LAR - 40% CIR	24%	£1,830,364	£914,559	£863,482	£854,354	£660,043	£445,732
60% LAR - 40% CIR	26%	£1,684,882	£801,387	£750,340	£741,223	£537,112	£333,002
60% LAR - 40% CIR	30%	£1,423,139	£574,217	£523,283	£514,162	£310,445	£106,709
60% LAR - 40% CIR	35%	£1,082,008	£288,849	£238,010	£228,936	£25,612	£177,712
60% LAR - 40% CIR	50%	£49,080	£978,655	£927,249	£936,269	£841,248	£1,053,056

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone C - £1,350 psf
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No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,908,047	£4,714,802	£4,663,707	£4,854,579	£4,440,176	£4,241,681
60% LAR - 40% CIR	8%	£5,244,640	£4,141,275	£4,080,705	£4,080,492	£3,874,216	£3,687,943
60% LAR - 40% CIR	12%	£4,911,341	£3,851,412	£3,799,980	£3,790,792	£3,585,067	£3,379,343
60% LAR - 40% CIR	14%	£4,744,296	£3,708,085	£3,654,719	£3,645,541	£3,440,077	£3,234,612
60% LAR - 40% CIR	18%	£4,409,421	£3,414,647	£3,363,403	£3,354,247	£3,149,274	£2,944,300
60% LAR - 40% CIR	20%	£4,241,592	£3,258,537	£3,217,352	£3,208,206	£3,003,463	£2,798,720
60% LAR - 40% CIR	24%	£3,905,157	£2,975,541	£2,924,464	£2,915,338	£2,711,026	£2,506,715
60% LAR - 40% CIR	26%	£3,736,553	£2,828,658	£2,777,530	£2,768,513	£2,564,403	£2,360,292
60% LAR - 40% CIR	30%	£3,568,577	£2,684,122	£2,633,198	£2,624,067	£2,420,350	£2,216,814
60% LAR - 40% CIR	35%	£2,974,677	£2,164,524	£2,113,693	£2,104,610	£1,901,287	£1,697,963
60% LAR - 40% CIR	50%	£1,685,748	£1,046,348	£995,739	£986,692	£784,254	£581,816

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£2,207,664	£1,014,419	£963,324	£954,196	£748,793	£541,298
60% LAR - 40% CIR	8%	£1,544,296	£440,811	£388,322	£380,109	£173,525	£22,840
60% LAR - 40% CIR	12%	£1,210,958	£151,029	£99,507	£90,405	£-115,319	£-321,041
60% LAR - 40% CIR	14%	£1,043,913	£5,702	£-48,664	£-54,842	£-260,308	£-465,771
60% LAR - 40% CIR	18%	£709,038	£-288,798	£-336,980	£-340,136	£-551,109	£-756,083
60% LAR - 40% CIR	20%	£411,209	£-413,946	£-446,031	£-462,177	£-696,921	£-901,663
60% LAR - 40% CIR	24%	£204,774	£-724,842	£-775,819	£-785,046	£-889,357	£-1,193,668
60% LAR - 40% CIR	26%	£36,170	£-871,726	£-922,753	£-931,870	£-1,139,980	£-1,340,601
60% LAR - 40% CIR	30%	£-281,895	£-1,065,861	£-1,117,195	£-1,126,296	£-1,430,033	£-1,633,769
60% LAR - 40% CIR	35%	£-475,706	£-1,335,659	£-1,586,690	£-1,585,773	£-1,799,096	£-2,002,420
60% LAR - 40% CIR	50%	£-2,014,635	£-2,654,035	£-2,704,644	£-2,713,691	£-2,916,129	£-3,116,567

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£3,740,999	£2,547,754	£2,496,659	£2,487,530	£2,282,127	£2,074,632
60% LAR - 40% CIR	8%	£3,077,691	£1,974,226	£1,922,657	£1,913,444	£1,707,169	£1,500,895
60% LAR - 40% CIR	12%	£2,744,292	£1,684,363	£1,632,932	£1,623,743	£1,418,019	£1,212,294
60% LAR - 40% CIR	14%	£2,577,248	£1,539,037	£1,487,671	£1,478,493	£1,273,028	£1,067,564
60% LAR - 40% CIR	18%	£2,242,372	£1,247,589	£1,196,365	£1,187,199	£982,226	£777,252
60% LAR - 40% CIR	20%	£2,074,244	£1,101,489	£1,050,303	£1,041,158	£836,414	£631,671
60% LAR - 40% CIR	24%	£1,738,108	£808,493	£757,415	£748,289	£543,978	£339,666
60% LAR - 40% CIR	26%	£1,569,505	£661,609	£610,582	£601,465	£397,354	£193,244
60% LAR - 40% CIR	30%	£1,231,629	£367,074	£316,140	£307,038	£103,302	£-100,434
60% LAR - 40% CIR	35%	£807,628	£-2,525	£-353,359	£-362,439	£-265,762	£-469,088
60% LAR - 40% CIR	50%	£-481,301	£-1,190,700	£-1,171,309	£-1,160,958	£-1,389,794	£-1,586,222

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£4,376,342	£3,183,097	£3,132,002	£3,122,873	£2,917,471	£2,709,976
60% LAR - 40% CIR	8%	£3,712,934	£1,974,226	£1,922,657	£1,913,444	£1,707,169	£1,500,895
60% LAR - 40% CIR	12%	£3,379,636	£2,319,706	£2,268,275	£2,259,086	£2,053,362	£1,847,637
60% LAR - 40% CIR	14%	£3,212,591	£2,174,380	£2,123,014	£2,113,836	£1,908,371	£1,702,907
60% LAR - 40% CIR	18%	£2,877,716	£1,882,942	£1,831,698	£1,822,542	£1,617,569	£1,412,595
60% LAR - 40% CIR	20%	£2,709,887	£1,736,832	£1,685,647	£1,676,501	£1,471,757	£1,267,015
60% LAR - 40% CIR	24%	£2,373,452	£1,443,836	£1,392,759	£1,383,632	£1,179,321	£975,010
60% LAR - 40% CIR	26%	£2,204,949	£1,298,862	£1,248,695	£1,239,608	£1,034,698	£829,587
60% LAR - 40% CIR	30%	£1,868,972	£1,002,417	£951,453	£942,381	£736,645	£534,009
60% LAR - 40% CIR	35%	£1,442,971	£632,818	£581,988	£572,905	£369,582	£166,257
60% LAR - 40% CIR	50%	£154,043	£-486,357	£-536,868	£-545,013	£-747,451	£-949,888

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£5,127,378	£3,944,155	£3,885,036	£3,873,809	£3,668,308	£3,461,011
60% LAR - 40% CIR	8%	£4,463,970	£3,380,605	£3,309,096	£3,298,863	£3,093,546	£2,887,274
60% LAR - 40% CIR	12%	£4,130,671	£3,070,742	£3,019,311	£3,010,122	£2,804,398	£2,598,673
60% LAR - 40% CIR	14%	£3,963,627	£2,925,416	£2,874,050	£2,864,872	£2,659,407	£2,453,943
60% LAR - 40% CIR	18%	£3,629,751	£2,633,978	£2,582,734	£2,573,578	£2,368,605	£2,163,831
60% LAR - 40% CIR	20%	£3,460,923	£2,487,868	£2,436,682	£2,427,537	£2,222,793	£2,018,050
60% LAR - 40% CIR	24%	£3,124,487	£2,194,872	£2,143,794	£2,134,668	£1,930,357	£1,726,045
60% LAR - 40% CIR	26%	£2,955,894	£2,047,981	£1,996,961	£1,987,844	£1,783,733	£1,579,623
60% LAR - 40% CIR	30%	£2,617,908	£1,753,453	£1,702,519	£1,693,417	£1,489,681	£1,285,944
60% LAR - 40% CIR	35%	£2,194,007	£1,383,854	£1,333,024	£1,323,940	£1,120,617	£917,293
60% LAR - 40% CIR	50%	£905,078	£265,679	£215,070	£206,023	£3,685	£-196,665

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone C - £1,500 psf
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No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,180,434	£5,966,843	£5,915,749	£5,906,619	£4,702,243	£5,497,866
60% LAR : 40% CIR	8%	£8,415,296	£5,293,165	£5,242,372	£5,233,296	£5,030,122	£4,826,947
60% LAR : 40% CIR	12%	£8,031,041	£4,954,757	£4,904,099	£4,895,048	£4,692,415	£4,489,782
60% LAR : 40% CIR	14%	£8,838,548	£4,785,164	£4,734,570	£4,725,531	£4,523,153	£4,320,777
60% LAR : 40% CIR	18%	£5,452,778	£4,445,205	£4,394,731	£4,385,713	£4,183,820	£3,980,343
60% LAR : 40% CIR	20%	£5,259,901	£4,274,840	£4,224,423	£4,215,416	£4,013,749	£3,809,493
60% LAR : 40% CIR	24%	£4,872,171	£3,933,346	£3,883,036	£3,874,046	£3,671,261	£3,466,950
60% LAR : 40% CIR	26%	£4,678,119	£3,762,219	£3,711,958	£3,702,978	£3,499,368	£3,295,257
60% LAR : 40% CIR	30%	£4,289,249	£3,418,540	£3,367,615	£3,358,614	£3,154,777	£2,951,941
60% LAR : 40% CIR	35%	£3,801,729	£2,985,778	£2,934,947	£2,925,863	£2,722,540	£2,519,216
60% LAR : 40% CIR	50%	£2,327,747	£1,678,082	£1,627,472	£1,618,425	£1,415,988	£1,213,550

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,480,051	£2,260,460	£2,215,366	£2,206,236	£2,001,860	£1,797,483
60% LAR : 40% CIR	8%	£2,714,852	£1,562,182	£1,541,988	£1,533,913	£1,329,739	£1,126,564
60% LAR : 40% CIR	12%	£2,330,668	£1,254,374	£1,203,716	£1,194,665	£992,132	£789,399
60% LAR : 40% CIR	14%	£2,138,165	£1,084,781	£1,034,186	£1,025,147	£822,770	£620,394
60% LAR : 40% CIR	18%	£1,752,394	£744,821	£694,348	£685,330	£483,437	£279,390
60% LAR : 40% CIR	20%	£1,559,116	£574,457	£524,040	£515,033	£313,366	£109,110
60% LAR : 40% CIR	24%	£1,171,788	£322,963	£182,652	£173,663	£-129,122	£-233,433
60% LAR : 40% CIR	26%	£977,736	£91,835	£11,675	£2,965	£-201,018	£-405,126
60% LAR : 40% CIR	30%	£568,965	£-281,884	£-338,788	£-344,868	£-545,698	£-749,342
60% LAR : 40% CIR	35%	£101,346	£-714,605	£-785,437	£-774,520	£-977,843	£-1,181,167
60% LAR : 40% CIR	50%	£-1,472,636	£-2,022,301	£-2,072,811	£-2,081,958	£-2,281,395	£-2,486,833

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,013,385	£3,799,794	£3,746,700	£3,739,571	£3,535,195	£3,330,818
60% LAR : 40% CIR	8%	£4,448,187	£3,126,117	£3,075,323	£3,066,248	£2,863,073	£2,659,898
60% LAR : 40% CIR	12%	£3,863,992	£2,787,709	£2,737,050	£2,728,000	£2,525,367	£2,322,734
60% LAR : 40% CIR	14%	£3,671,499	£2,618,116	£2,567,521	£2,558,482	£2,356,105	£2,153,729
60% LAR : 40% CIR	18%	£3,285,729	£2,279,156	£2,227,682	£2,218,664	£2,016,711	£1,813,286
60% LAR : 40% CIR	20%	£3,092,463	£2,107,192	£2,057,375	£2,048,367	£1,846,700	£1,642,444
60% LAR : 40% CIR	24%	£2,705,123	£1,766,298	£1,715,987	£1,706,998	£1,504,213	£1,299,901
60% LAR : 40% CIR	26%	£2,511,071	£1,595,170	£1,544,809	£1,535,800	£1,332,319	£1,128,209
60% LAR : 40% CIR	30%	£2,122,200	£1,251,601	£1,200,167	£1,191,165	£987,729	£783,862
60% LAR : 40% CIR	35%	£1,634,680	£818,730	£767,898	£758,815	£555,492	£352,168
60% LAR : 40% CIR	50%	£169,699	£-488,968	£-539,578	£-548,824	£-751,060	£-953,498

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,648,720	£4,435,137	£4,384,043	£4,374,914	£4,170,538	£3,966,161
60% LAR : 40% CIR	8%	£4,883,187	£3,761,460	£3,710,666	£3,701,591	£3,498,416	£3,295,242
60% LAR : 40% CIR	12%	£4,499,336	£3,423,052	£3,372,394	£3,363,343	£3,160,710	£2,958,077
60% LAR : 40% CIR	14%	£4,306,843	£3,253,459	£3,202,864	£3,193,825	£2,991,448	£2,789,072
60% LAR : 40% CIR	18%	£3,921,072	£2,913,490	£2,863,025	£2,854,007	£2,652,115	£2,449,638
60% LAR : 40% CIR	20%	£3,727,796	£2,743,135	£2,692,718	£2,683,711	£2,482,043	£2,277,788
60% LAR : 40% CIR	24%	£3,340,466	£2,401,641	£2,351,330	£2,342,341	£2,139,556	£1,935,245
60% LAR : 40% CIR	26%	£3,146,414	£2,230,513	£2,180,253	£2,171,273	£1,967,663	£1,763,552
60% LAR : 40% CIR	30%	£2,757,543	£1,888,844	£1,838,610	£1,829,668	£1,625,072	£1,420,336
60% LAR : 40% CIR	35%	£2,270,024	£1,454,073	£1,403,241	£1,394,158	£1,190,835	£987,511
60% LAR : 40% CIR	50%	£786,042	£146,377	£95,767	£86,720	£-115,717	£-318,155

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,899,164	£5,195,173	£5,135,079	£5,125,890	£4,921,574	£4,717,197
60% LAR : 40% CIR	8%	£5,634,666	£4,512,496	£4,461,702	£4,452,627	£4,249,452	£4,046,278
60% LAR : 40% CIR	12%	£5,250,371	£4,174,088	£4,123,429	£4,114,379	£3,911,746	£3,709,113
60% LAR : 40% CIR	14%	£5,057,878	£4,004,495	£3,953,900	£3,944,861	£3,742,484	£3,540,108
60% LAR : 40% CIR	18%	£4,672,108	£3,664,535	£3,614,061	£3,605,043	£3,402,150	£3,199,674
60% LAR : 40% CIR	20%	£4,478,832	£3,494,171	£3,443,754	£3,434,746	£3,233,079	£3,028,823
60% LAR : 40% CIR	24%	£4,091,492	£3,152,677	£3,102,366	£3,093,377	£2,890,592	£2,686,280
60% LAR : 40% CIR	26%	£3,897,450	£2,981,549	£2,931,288	£2,922,309	£2,719,698	£2,514,588
60% LAR : 40% CIR	30%	£3,508,570	£2,637,880	£2,586,948	£2,577,844	£2,374,108	£2,170,371
60% LAR : 40% CIR	35%	£3,021,059	£2,205,109	£2,154,277	£2,145,194	£1,941,871	£1,738,547
60% LAR : 40% CIR	50%	£1,447,078	£897,413	£846,803	£837,755	£635,319	£432,881

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats	
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Value Area	Zone C - £1,750 psf
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No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£9,301,078	£8,053,578	£8,002,484	£7,993,354	£7,786,978	£7,584,601
60% LAR - 40% CIR	8%	£8,366,228	£7,212,861	£7,162,188	£7,153,053	£6,949,918	£6,746,743
60% LAR - 40% CIR	12%	£7,897,208	£6,791,084	£6,740,425	£6,731,375	£6,528,742	£6,326,109
60% LAR - 40% CIR	14%	£7,662,303	£6,579,756	£6,529,162	£6,520,122	£6,317,746	£6,115,369
60% LAR - 40% CIR	18%	£7,193,705	£6,156,327	£6,105,854	£6,096,835	£5,894,942	£5,693,049
60% LAR - 40% CIR	20%	£6,966,016	£5,944,228	£5,893,811	£5,884,804	£5,683,137	£5,481,470
60% LAR - 40% CIR	24%	£6,483,861	£5,519,265	£5,468,955	£5,459,965	£5,258,724	£5,057,483
60% LAR - 40% CIR	26%	£6,247,396	£5,306,403	£5,256,142	£5,247,162	£5,046,119	£4,845,077
60% LAR - 40% CIR	30%	£5,773,699	£4,879,803	£4,829,755	£4,820,780	£4,620,115	£4,419,441
60% LAR - 40% CIR	35%	£5,180,147	£4,345,416	£4,295,348	£4,286,401	£4,086,134	£3,885,866
60% LAR - 40% CIR	50%	£3,390,102	£2,730,971	£2,680,361	£2,671,314	£2,468,876	£2,266,439

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,600,695	£4,353,194	£4,302,100	£4,292,971	£4,088,595	£3,884,218
60% LAR - 40% CIR	8%	£4,655,945	£3,512,576	£3,461,784	£3,452,710	£3,248,335	£3,044,360
60% LAR - 40% CIR	12%	£4,186,825	£3,090,701	£3,040,042	£3,030,992	£2,826,359	£2,622,726
60% LAR - 40% CIR	14%	£3,961,919	£2,879,373	£2,828,778	£2,819,739	£2,615,363	£2,411,986
60% LAR - 40% CIR	18%	£3,491,222	£2,455,944	£2,405,471	£2,396,452	£2,192,559	£1,989,665
60% LAR - 40% CIR	20%	£3,265,633	£2,243,845	£2,193,428	£2,184,420	£1,980,754	£1,778,077
60% LAR - 40% CIR	24%	£2,783,476	£1,818,882	£1,768,572	£1,759,582	£1,556,341	£1,353,100
60% LAR - 40% CIR	26%	£2,547,013	£1,606,020	£1,555,759	£1,546,778	£1,345,735	£1,144,693
60% LAR - 40% CIR	30%	£2,073,316	£1,179,540	£1,129,371	£1,120,407	£919,722	£719,658
60% LAR - 40% CIR	35%	£1,479,764	£645,033	£594,965	£586,018	£385,751	£185,483
60% LAR - 40% CIR	50%	£110,281	£369,412	£1,020,022	£1,029,069	£1,231,507	£1,433,945

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,134,030	£5,886,529	£5,835,435	£5,826,306	£5,621,930	£5,417,553
60% LAR - 40% CIR	8%	£6,189,180	£5,045,913	£4,995,119	£4,986,045	£4,782,869	£4,579,692
60% LAR - 40% CIR	12%	£5,730,160	£4,624,035	£4,573,377	£4,564,327	£4,361,694	£4,159,060
60% LAR - 40% CIR	14%	£5,495,254	£4,412,708	£4,362,113	£4,353,074	£4,150,658	£3,948,321
60% LAR - 40% CIR	18%	£5,024,657	£3,989,279	£3,938,806	£3,929,767	£3,727,894	£3,526,000
60% LAR - 40% CIR	20%	£4,789,868	£3,777,179	£3,726,702	£3,717,655	£3,515,089	£3,312,422
60% LAR - 40% CIR	24%	£4,316,813	£3,352,216	£3,301,906	£3,292,916	£3,091,676	£2,890,435
60% LAR - 40% CIR	26%	£4,080,347	£3,139,355	£3,089,094	£3,080,113	£2,879,070	£2,678,028
60% LAR - 40% CIR	30%	£3,608,651	£2,712,814	£2,662,706	£2,653,742	£2,453,167	£2,252,393
60% LAR - 40% CIR	35%	£3,013,098	£2,178,367	£2,128,300	£2,119,353	£1,919,085	£1,718,818
60% LAR - 40% CIR	50%	£1,223,054	£563,923	£513,313	£504,266	£301,828	£99,390

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£7,769,373	£6,521,872	£6,470,778	£6,461,649	£6,257,273	£6,052,896
60% LAR - 40% CIR	8%	£6,834,520	£5,681,256	£5,630,462	£5,621,388	£5,418,212	£5,215,036
60% LAR - 40% CIR	12%	£6,365,503	£5,259,378	£5,208,720	£5,199,670	£4,997,037	£4,794,404
60% LAR - 40% CIR	14%	£6,130,597	£5,048,051	£4,997,456	£4,988,417	£4,786,041	£4,583,664
60% LAR - 40% CIR	18%	£5,660,000	£4,624,622	£4,574,149	£4,565,130	£4,363,237	£4,161,343
60% LAR - 40% CIR	20%	£5,424,311	£4,412,523	£4,362,106	£4,353,098	£4,151,432	£3,949,765
60% LAR - 40% CIR	24%	£4,952,156	£3,987,560	£3,937,250	£3,928,259	£3,727,019	£3,525,778
60% LAR - 40% CIR	26%	£4,715,691	£3,774,698	£3,724,437	£3,715,456	£3,514,415	£3,313,371
60% LAR - 40% CIR	30%	£4,241,994	£3,348,217	£3,298,049	£3,289,085	£3,088,410	£2,887,736
60% LAR - 40% CIR	35%	£3,648,442	£2,813,711	£2,763,643	£2,754,696	£2,554,429	£2,354,161
60% LAR - 40% CIR	50%	£1,858,397	£1,199,266	£1,148,656	£1,139,609	£937,171	£734,733

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£9,520,469	£7,729,966	£7,677,814	£7,668,685	£7,464,309	£7,260,352
60% LAR - 40% CIR	8%	£7,585,559	£6,432,292	£6,381,498	£6,372,424	£6,169,248	£5,966,074
60% LAR - 40% CIR	12%	£7,116,539	£6,010,414	£5,959,756	£5,950,706	£5,748,073	£5,545,439
60% LAR - 40% CIR	14%	£6,881,633	£5,799,087	£5,748,492	£5,739,453	£5,537,077	£5,334,700
60% LAR - 40% CIR	18%	£6,411,036	£5,375,668	£5,325,165	£5,316,166	£5,114,273	£4,912,379
60% LAR - 40% CIR	20%	£6,175,346	£5,163,568	£5,113,141	£5,104,134	£4,902,468	£4,700,801
60% LAR - 40% CIR	24%	£5,703,192	£4,738,595	£4,688,295	£4,679,295	£4,478,054	£4,276,814
60% LAR - 40% CIR	26%	£5,466,729	£4,525,734	£4,475,473	£4,466,492	£4,265,449	£4,064,407
60% LAR - 40% CIR	30%	£4,993,030	£4,099,253	£4,049,085	£4,040,121	£3,839,446	£3,638,771
60% LAR - 40% CIR	35%	£4,399,477	£3,564,746	£3,514,679	£3,505,732	£3,305,464	£3,105,197
60% LAR - 40% CIR	50%	£2,609,433	£1,950,302	£1,899,692	£1,890,645	£1,688,207	£1,485,769

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone C - £1,900 psf
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No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	8%	£10,873,485	£9,305,818	£9,254,524	£9,245,395	£9,041,019	£8,836,642
60% LAR : 40% CIR	12%	£9,536,923	£8,364,639	£8,314,046	£8,304,970	£8,101,796	£7,898,622
60% LAR : 40% CIR	14%	£8,756,555	£7,686,511	£7,605,917	£7,596,877	£7,394,501	£7,192,125
60% LAR : 40% CIR	18%	£8,025,083	£7,183,000	£7,132,827	£7,123,509	£6,921,615	£6,719,723
60% LAR : 40% CIR	20%	£7,873,925	£6,945,960	£6,895,444	£6,886,436	£6,684,770	£6,483,104
60% LAR : 40% CIR	24%	£7,450,875	£6,470,815	£6,420,585	£6,411,516	£6,210,276	£6,009,035
60% LAR : 40% CIR	26%	£7,188,962	£6,232,813	£6,182,652	£6,173,671	£5,972,629	£5,771,586
60% LAR : 40% CIR	30%	£6,864,989	£5,799,302	£5,708,183	£5,697,218	£5,496,544	£5,295,869
60% LAR : 40% CIR	35%	£6,007,199	£5,159,242	£5,109,175	£5,100,228	£4,899,960	£4,699,693
60% LAR : 40% CIR	50%	£4,026,295	£3,368,674	£3,308,825	£3,299,914	£3,100,519	£2,898,172

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,873,082	£5,605,235	£5,594,141	£5,545,011	£5,340,835	£5,136,258
60% LAR : 40% CIR	8%	£5,638,440	£4,864,466	£4,813,863	£4,804,587	£4,401,413	£4,198,238
60% LAR : 40% CIR	12%	£5,316,525	£4,192,497	£4,141,839	£4,132,787	£3,930,154	£3,727,522
60% LAR : 40% CIR	14%	£5,056,172	£3,956,128	£3,905,534	£3,896,494	£3,694,118	£3,491,742
60% LAR : 40% CIR	18%	£4,534,680	£3,482,617	£3,432,144	£3,423,126	£3,221,232	£3,019,340
60% LAR : 40% CIR	20%	£4,273,947	£3,245,417	£3,195,081	£3,186,063	£2,984,387	£2,782,720
60% LAR : 40% CIR	24%	£3,750,491	£2,770,432	£2,720,122	£2,711,133	£2,509,892	£2,308,652
60% LAR : 40% CIR	26%	£3,488,579	£2,532,530	£2,482,269	£2,473,288	£2,272,246	£2,071,203
60% LAR : 40% CIR	30%	£2,963,989	£2,058,969	£2,008,900	£2,000,835	£1,798,161	£1,595,486
60% LAR : 40% CIR	35%	£2,306,816	£1,458,859	£1,408,792	£1,399,845	£1,199,577	£999,310
60% LAR : 40% CIR	50%	£325,912	£341,709	£331,558	£300,469	£398,854	£302,211

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,406,416	£7,138,570	£7,087,476	£7,078,346	£6,875,970	£6,669,593
60% LAR : 40% CIR	8%	£7,589,775	£6,197,791	£6,146,897	£6,137,822	£5,934,748	£5,731,573
60% LAR : 40% CIR	12%	£6,849,860	£5,255,832	£5,215,174	£5,206,122	£5,003,048	£4,800,873
60% LAR : 40% CIR	14%	£6,589,507	£4,989,462	£4,938,869	£4,929,829	£4,726,755	£4,523,680
60% LAR : 40% CIR	18%	£6,068,015	£4,015,862	£4,065,479	£4,056,461	£4,764,587	£4,562,712
60% LAR : 40% CIR	20%	£5,808,977	£3,778,812	£3,728,396	£3,719,387	£4,517,721	£4,316,055
60% LAR : 40% CIR	24%	£5,283,826	£4,303,767	£4,253,457	£4,244,468	£4,043,227	£3,841,986
60% LAR : 40% CIR	26%	£5,021,913	£4,065,864	£4,015,604	£4,006,623	£3,805,381	£3,604,338
60% LAR : 40% CIR	30%	£4,407,521	£3,589,903	£3,539,134	£3,530,170	£3,329,496	£3,128,821
60% LAR : 40% CIR	35%	£3,840,151	£2,992,194	£2,942,127	£2,933,179	£2,732,912	£2,532,644
60% LAR : 40% CIR	50%	£1,859,247	£1,191,626	£1,141,777	£1,132,866	£933,470	£731,124

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,041,760	£7,773,913	£7,722,819	£7,713,689	£7,509,313	£7,304,936
60% LAR : 40% CIR	8%	£8,055,116	£6,833,134	£6,782,341	£6,773,265	£6,570,091	£6,366,916
60% LAR : 40% CIR	12%	£7,485,203	£6,381,175	£6,310,517	£6,301,465	£6,098,832	£5,896,200
60% LAR : 40% CIR	14%	£7,224,850	£6,124,806	£6,074,212	£6,065,172	£5,862,796	£5,660,419
60% LAR : 40% CIR	18%	£6,703,358	£5,651,295	£5,600,822	£5,591,804	£5,389,910	£5,188,017
60% LAR : 40% CIR	20%	£6,442,220	£5,414,155	£5,363,739	£5,354,731	£5,153,064	£4,951,398
60% LAR : 40% CIR	24%	£5,919,169	£4,939,110	£4,888,800	£4,879,811	£4,678,570	£4,477,330
60% LAR : 40% CIR	26%	£5,657,257	£4,701,208	£4,650,947	£4,641,966	£4,440,924	£4,239,881
60% LAR : 40% CIR	30%	£5,132,684	£4,224,646	£4,174,477	£4,165,513	£3,964,836	£3,764,164
60% LAR : 40% CIR	35%	£4,475,494	£3,627,537	£3,577,470	£3,568,522	£3,368,255	£3,167,988
60% LAR : 40% CIR	50%	£2,494,590	£1,826,969	£1,777,120	£1,768,209	£1,568,813	£1,368,467

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,792,195	£8,349,849	£8,298,856	£8,289,725	£8,086,349	£7,882,972
60% LAR : 40% CIR	8%	£8,786,154	£7,584,170	£7,533,376	£7,524,301	£7,321,127	£7,117,952
60% LAR : 40% CIR	12%	£8,236,239	£7,112,211	£7,061,563	£7,052,501	£6,849,868	£6,647,236
60% LAR : 40% CIR	14%	£7,975,986	£6,875,841	£6,825,248	£6,816,208	£6,613,831	£6,411,455
60% LAR : 40% CIR	18%	£7,454,094	£6,402,831	£6,352,168	£6,343,140	£6,140,946	£5,938,752
60% LAR : 40% CIR	20%	£7,193,256	£6,165,191	£6,114,775	£6,105,766	£5,904,100	£5,702,434
60% LAR : 40% CIR	24%	£6,670,205	£5,690,146	£5,639,836	£5,630,847	£5,429,606	£5,228,365
60% LAR : 40% CIR	26%	£6,408,292	£5,452,243	£5,401,983	£5,393,022	£5,191,960	£4,990,917
60% LAR : 40% CIR	30%	£5,883,700	£4,975,682	£4,925,513	£4,916,549	£4,715,875	£4,515,200
60% LAR : 40% CIR	35%	£5,226,530	£4,378,573	£4,328,506	£4,319,558	£4,119,291	£3,919,023
60% LAR : 40% CIR	50%	£3,245,626	£2,978,005	£2,928,156	£2,919,245	£2,719,849	£2,519,503

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone C - £2,000 psf
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No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,421,722	£10,140,313	£10,089,219	£10,080,089	£9,875,712	£9,875,712	£9,875,712
60% LAR : 40% CIR	8%	£10,317,229	£9,132,757	£9,081,964	£9,072,889	£8,869,714	£8,869,714	£8,869,714
60% LAR : 40% CIR	12%	£9,763,375	£8,627,410	£8,576,752	£8,567,702	£8,364,569	£8,364,569	£8,364,569
60% LAR : 40% CIR	14%	£9,486,056	£8,374,348	£8,323,753	£8,314,714	£8,112,338	£8,112,338	£8,112,338
60% LAR : 40% CIR	18%	£8,950,034	£7,867,450	£7,816,977	£7,807,959	£7,605,065	£7,605,065	£7,605,065
60% LAR : 40% CIR	20%	£8,662,631	£7,613,616	£7,563,200	£7,554,191	£7,351,255	£7,351,255	£7,351,255
60% LAR : 40% CIR	24%	£8,095,551	£7,105,183	£7,054,873	£7,045,884	£6,842,642	£6,842,642	£6,842,642
60% LAR : 40% CIR	26%	£7,816,673	£6,850,587	£6,800,326	£6,791,345	£6,588,200	£6,588,200	£6,588,200
60% LAR : 40% CIR	30%	£7,258,150	£6,340,637	£6,290,469	£6,281,504	£6,078,229	£6,078,229	£6,078,229
60% LAR : 40% CIR	35%	£6,588,566	£5,701,793	£5,651,726	£5,642,779	£5,442,512	£5,442,512	£5,442,512
60% LAR : 40% CIR	50%	£4,450,424	£3,776,021	£3,726,172	£3,717,261	£3,517,866	£3,517,866	£3,517,866

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£7,721,339	£6,439,929	£6,388,835	£6,379,706	£6,175,329	£6,175,329	£6,175,329
60% LAR : 40% CIR	8%	£6,616,837	£5,432,374	£5,381,580	£5,372,506	£5,169,331	£5,169,331	£5,169,331
60% LAR : 40% CIR	12%	£6,062,992	£4,927,027	£4,876,389	£4,867,319	£4,664,144	£4,664,144	£4,664,144
60% LAR : 40% CIR	14%	£5,785,673	£4,673,965	£4,623,370	£4,614,331	£4,411,155	£4,411,155	£4,411,155
60% LAR : 40% CIR	18%	£5,250,251	£4,167,066	£4,116,593	£4,107,575	£3,904,682	£3,904,682	£3,904,682
60% LAR : 40% CIR	20%	£4,862,148	£3,813,232	£3,762,716	£3,753,698	£3,550,805	£3,550,805	£3,550,805
60% LAR : 40% CIR	24%	£4,395,168	£3,404,800	£3,354,490	£3,345,501	£3,142,608	£3,142,608	£3,142,608
60% LAR : 40% CIR	26%	£4,116,290	£3,150,204	£3,099,943	£3,090,962	£2,888,019	£2,888,019	£2,888,019
60% LAR : 40% CIR	30%	£3,557,767	£2,640,254	£2,590,086	£2,581,121	£2,378,228	£2,378,228	£2,378,228
60% LAR : 40% CIR	35%	£2,858,183	£2,001,410	£1,951,343	£1,942,396	£1,742,128	£1,742,128	£1,742,128
60% LAR : 40% CIR	50%	£750,041	£75,837	£75,788	£75,788	£16,876	£16,876	£16,876

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£9,254,673	£7,973,264	£7,922,170	£7,913,041	£7,708,664	£7,708,664	£7,708,664
60% LAR : 40% CIR	8%	£8,150,172	£6,865,794	£6,814,915	£6,805,841	£6,601,464	£6,601,464	£6,601,464
60% LAR : 40% CIR	12%	£7,596,327	£6,480,362	£6,430,704	£6,421,630	£6,217,253	£6,217,253	£6,217,253
60% LAR : 40% CIR	14%	£7,319,008	£6,207,300	£6,156,705	£6,147,666	£5,943,290	£5,943,290	£5,943,290
60% LAR : 40% CIR	18%	£6,765,162	£5,702,401	£5,651,806	£5,642,767	£5,438,390	£5,438,390	£5,438,390
60% LAR : 40% CIR	20%	£6,488,483	£5,446,867	£5,396,143	£5,387,143	£5,182,766	£5,182,766	£5,182,766
60% LAR : 40% CIR	24%	£5,928,502	£4,938,135	£4,887,825	£4,878,836	£4,674,459	£4,674,459	£4,674,459
60% LAR : 40% CIR	26%	£5,649,625	£4,683,538	£4,633,278	£4,624,297	£4,422,254	£4,422,254	£4,422,254
60% LAR : 40% CIR	30%	£5,091,101	£4,173,680	£4,123,420	£4,114,456	£3,912,413	£3,912,413	£3,912,413
60% LAR : 40% CIR	35%	£4,391,518	£3,534,744	£3,484,677	£3,475,731	£3,273,463	£3,273,463	£3,273,463
60% LAR : 40% CIR	50%	£2,283,376	£1,608,972	£1,599,123	£1,590,176	£1,387,908	£1,387,908	£1,387,908

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£9,890,016	£8,608,607	£8,557,513	£8,548,384	£8,344,007	£8,344,007	£8,344,007
60% LAR : 40% CIR	8%	£8,785,512	£7,601,092	£7,550,268	£7,541,184	£7,336,807	£7,336,807	£7,336,807
60% LAR : 40% CIR	12%	£8,231,670	£7,095,705	£7,045,047	£7,035,966	£6,831,589	£6,831,589	£6,831,589
60% LAR : 40% CIR	14%	£7,954,351	£6,842,643	£6,792,048	£6,782,967	£6,578,590	£6,578,590	£6,578,590
60% LAR : 40% CIR	18%	£7,599,529	£6,535,744	£6,485,271	£6,476,190	£6,271,813	£6,271,813	£6,271,813
60% LAR : 40% CIR	20%	£7,120,626	£6,081,910	£6,031,494	£6,022,413	£5,818,036	£5,818,036	£5,818,036
60% LAR : 40% CIR	24%	£6,563,846	£5,573,478	£5,523,168	£5,514,179	£5,312,937	£5,312,937	£5,312,937
60% LAR : 40% CIR	26%	£6,284,969	£5,318,881	£5,268,621	£5,259,540	£5,057,298	£5,057,298	£5,057,298
60% LAR : 40% CIR	30%	£5,726,444	£4,808,632	£4,758,764	£4,749,799	£4,547,557	£4,547,557	£4,547,557
60% LAR : 40% CIR	35%	£5,026,861	£4,170,087	£4,120,021	£4,111,074	£3,908,832	£3,908,832	£3,908,832
60% LAR : 40% CIR	50%	£2,918,719	£2,244,315	£2,194,466	£2,185,519	£1,983,271	£1,983,271	£1,983,271

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£10,611,052	£9,389,843	£9,338,949	£9,329,820	£9,125,443	£9,125,443	£9,125,443
60% LAR : 40% CIR	8%	£9,506,541	£8,352,088	£8,301,294	£8,292,220	£8,087,843	£8,087,843	£8,087,843
60% LAR : 40% CIR	12%	£8,982,706	£7,846,741	£7,796,083	£7,787,032	£7,582,655	£7,582,655	£7,582,655
60% LAR : 40% CIR	14%	£8,705,387	£7,593,678	£7,543,084	£7,534,045	£7,329,668	£7,329,668	£7,329,668
60% LAR : 40% CIR	18%	£8,149,865	£7,088,790	£7,038,207	£7,029,168	£6,824,791	£6,824,791	£6,824,791
60% LAR : 40% CIR	20%	£7,871,862	£6,832,946	£6,782,530	£6,773,522	£6,569,145	£6,569,145	£6,569,145
60% LAR : 40% CIR	24%	£7,314,881	£6,324,814	£6,274,404	£6,265,415	£6,061,038	£6,061,038	£6,061,038
60% LAR : 40% CIR	26%	£7,036,004	£6,069,917	£6,019,656	£6,010,676	£5,806,299	£5,806,299	£5,806,299
60% LAR : 40% CIR	30%	£6,477,480	£5,559,967	£5,509,799	£5,500,835	£5,296,458	£5,296,458	£5,296,458
60% LAR : 40% CIR	35%	£5,777,897	£4,921,123	£4,871,056	£4,862,110	£4,657,733	£4,657,733	£4,657,733
60% LAR : 40% CIR	50%	£3,669,755	£2,995,351	£2,945,502	£2,936,592	£2,732,215	£2,732,215	£2,732,215

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats	
No Units	18
Site Area	0.04 Ha

Value Area	Zone C - RP Periphery £2,250 psf
Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£13,542,366	£12,227,047	£12,175,953	£12,166,824	£11,962,447	£11,758,071
60% LAR : 40% CIR	8%	£12,268,213	£11,062,554	£11,001,760	£10,992,685	£10,780,511	£10,586,335
60% LAR : 40% CIR	12%	£11,620,542	£10,463,737	£10,413,079	£10,404,028	£10,201,395	£9,998,763
60% LAR : 40% CIR	14%	£11,309,811	£10,168,940	£10,118,346	£10,109,306	£9,906,930	£9,704,553
60% LAR : 40% CIR	18%	£10,859,592	£9,578,572	£9,528,089	£9,519,081	£9,317,187	£9,115,294
60% LAR : 40% CIR	20%	£10,349,047	£9,263,003	£9,232,587	£9,223,579	£9,021,913	£8,820,247
60% LAR : 40% CIR	24%	£9,707,240	£8,681,101	£8,640,791	£8,631,802	£8,430,562	£8,229,320
60% LAR : 40% CIR	26%	£9,385,950	£8,394,770	£8,344,510	£8,335,529	£8,134,487	£7,933,444
60% LAR : 40% CIR	30%	£8,742,011	£7,801,302	£7,751,153	£7,742,218	£7,541,544	£7,340,869
60% LAR : 40% CIR	35%	£7,936,985	£7,058,171	£7,008,104	£7,009,157	£6,798,889	£6,598,622
60% LAR : 40% CIR	50%	£5,510,746	£4,819,388	£4,769,540	£4,760,628	£4,561,233	£4,361,837

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,841,983	£8,526,664	£8,475,570	£8,466,441	£8,262,064	£8,057,688
60% LAR : 40% CIR	0%	£8,567,830	£7,352,171	£7,301,376	£7,292,262	£7,088,128	£6,885,952
60% LAR : 40% CIR	12%	£7,920,150	£6,763,354	£6,712,686	£6,703,645	£6,501,012	£6,298,386
60% LAR : 40% CIR	14%	£7,609,428	£6,468,557	£6,417,963	£6,408,923	£6,206,547	£6,004,170
60% LAR : 40% CIR	18%	£6,969,179	£5,878,189	£5,827,716	£5,818,698	£5,616,804	£5,414,911
60% LAR : 40% CIR	20%	£6,648,694	£5,562,620	£5,512,204	£5,503,186	£5,301,530	£5,100,864
60% LAR : 40% CIR	24%	£6,006,856	£4,990,718	£4,940,408	£4,931,419	£4,730,178	£4,528,937
60% LAR : 40% CIR	26%	£5,685,566	£4,694,387	£4,644,126	£4,635,146	£4,434,104	£4,233,061
60% LAR : 40% CIR	30%	£5,042,218	£4,100,960	£4,050,800	£4,041,835	£3,841,161	£3,640,486
60% LAR : 40% CIR	35%	£4,236,602	£3,357,787	£3,307,721	£3,298,774	£3,098,506	£2,898,239
60% LAR : 40% CIR	50%	£1,810,363	£1,119,005	£1,069,156	£1,060,245	£860,850	£661,454

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,375,318	£10,059,999	£10,008,905	£9,999,775	£9,795,398	£9,591,022
60% LAR : 40% CIR	0%	£10,101,165	£8,885,208	£8,834,711	£8,825,637	£8,622,462	£8,419,287
60% LAR : 40% CIR	12%	£9,462,494	£8,296,689	£8,246,030	£8,236,980	£8,034,347	£7,831,715
60% LAR : 40% CIR	14%	£9,142,763	£8,001,891	£7,951,298	£7,942,258	£7,739,882	£7,537,504
60% LAR : 40% CIR	18%	£8,502,514	£7,411,524	£7,361,051	£7,352,033	£7,150,139	£6,948,246
60% LAR : 40% CIR	20%	£8,181,999	£7,115,865	£7,065,539	£7,056,531	£6,854,884	£6,653,198
60% LAR : 40% CIR	24%	£7,540,191	£6,524,053	£6,473,743	£6,464,784	£6,263,513	£6,062,271
60% LAR : 40% CIR	26%	£7,218,901	£6,227,722	£6,177,461	£6,168,480	£5,967,438	£5,766,395
60% LAR : 40% CIR	30%	£6,575,553	£5,634,304	£5,584,135	£5,575,170	£5,374,496	£5,173,821
60% LAR : 40% CIR	35%	£5,769,937	£4,891,122	£4,841,055	£4,832,108	£4,631,841	£4,431,574
60% LAR : 40% CIR	50%	£3,343,697	£2,652,340	£2,602,491	£2,593,580	£2,394,184	£2,194,789

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,010,681	£10,695,342	£10,644,248	£10,635,119	£10,430,742	£10,226,366
60% LAR : 40% CIR	0%	£10,736,508	£9,500,840	£9,449,054	£9,440,060	£9,237,896	£9,034,630
60% LAR : 40% CIR	12%	£10,097,837	£8,932,032	£8,881,373	£8,872,323	£8,669,690	£8,467,058
60% LAR : 40% CIR	14%	£9,778,106	£8,637,235	£8,586,641	£8,577,601	£8,375,225	£8,172,847
60% LAR : 40% CIR	18%	£9,137,857	£8,046,867	£7,996,394	£7,987,376	£7,785,482	£7,583,589
60% LAR : 40% CIR	20%	£8,817,342	£7,751,298	£7,700,882	£7,691,874	£7,490,208	£7,288,542
60% LAR : 40% CIR	24%	£8,175,534	£7,169,396	£7,109,086	£7,100,097	£6,898,856	£6,697,615
60% LAR : 40% CIR	26%	£7,854,244	£6,863,065	£6,812,804	£6,803,823	£6,602,781	£6,401,738
60% LAR : 40% CIR	30%	£7,210,896	£6,269,647	£6,219,478	£6,210,513	£6,009,839	£5,809,164
60% LAR : 40% CIR	35%	£6,405,280	£5,526,465	£5,476,398	£5,467,452	£5,267,184	£5,066,917
60% LAR : 40% CIR	50%	£3,979,041	£3,287,683	£3,237,834	£3,228,923	£3,029,528	£2,830,132

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,787,697	£11,466,376	£11,386,284	£11,386,184	£11,181,777	£10,977,401
60% LAR : 40% CIR	0%	£11,487,544	£10,271,885	£10,221,090	£10,212,016	£10,008,841	£9,805,666
60% LAR : 40% CIR	12%	£10,848,873	£9,683,067	£9,632,409	£9,623,359	£9,420,726	£9,218,094
60% LAR : 40% CIR	14%	£10,529,141	£9,388,270	£9,337,677	£9,328,637	£9,126,261	£8,923,885
60% LAR : 40% CIR	18%	£9,888,893	£8,707,463	£8,657,430	£8,648,412	£8,446,516	£8,244,620
60% LAR : 40% CIR	20%	£9,568,378	£8,502,334	£8,451,918	£8,442,910	£8,241,243	£8,039,577
60% LAR : 40% CIR	24%	£8,926,570	£7,910,432	£7,860,122	£7,851,133	£7,649,892	£7,448,650
60% LAR : 40% CIR	26%	£8,605,280	£7,614,101	£7,563,840	£7,554,859	£7,353,817	£7,152,774
60% LAR : 40% CIR	30%	£7,961,932	£7,020,682	£6,970,513	£6,961,549	£6,760,875	£6,560,200
60% LAR : 40% CIR	35%	£7,156,316	£6,277,501	£6,227,434	£6,218,487	£6,018,220	£5,817,953
60% LAR : 40% CIR	50%	£4,730,076	£4,038,719	£3,988,870	£3,979,959	£3,780,563	£3,581,168

LB Camden
Local Plan Viability Testing 2023

Resi 7 - 18 Flats

Value Area	Zone C - RP Periphery £2,450 psf
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No Units	18
Site Area	0.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£15,236,882	£13,896,435	£13,845,341	£13,836,212	£13,631,836	£13,427,459
60% LAR : 40% CIR	8%	£13,859,008	£12,588,391	£12,537,597	£12,528,522	£12,325,387	£12,122,173
60% LAR : 40% CIR	12%	£13,122,475	£11,932,799	£11,882,141	£11,873,089	£11,670,456	£11,467,824
60% LAR : 40% CIR	14%	£12,768,814	£11,604,613	£11,554,020	£11,544,980	£11,342,603	£11,140,227
60% LAR : 40% CIR	18%	£12,080,705	£10,947,471	£10,896,997	£10,887,979	£10,685,086	£10,482,192
60% LAR : 40% CIR	20%	£11,706,259	£10,618,514	£10,568,097	£10,559,089	£10,357,423	£10,155,757
60% LAR : 40% CIR	24%	£10,996,592	£9,959,837	£9,909,526	£9,900,537	£9,699,286	£9,498,055
60% LAR : 40% CIR	26%	£10,841,371	£9,630,117	£9,579,856	£9,570,876	£9,369,833	£9,168,790
60% LAR : 40% CIR	30%	£9,893,192	£9,369,923	£9,319,254	£9,310,290	£9,109,115	£8,907,941
60% LAR : 40% CIR	35%	£9,039,720	£8,143,273	£8,093,206	£8,084,259	£7,883,991	£7,683,724
60% LAR : 40% CIR	50%	£6,359,004	£5,654,082	£5,604,233	£5,595,323	£5,395,927	£5,196,532

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£11,538,498	£10,196,052	£10,144,958	£10,135,828	£9,931,452	£9,727,075
60% LAR : 40% CIR	8%	£10,726,625	£9,388,098	£9,337,214	£9,328,139	£9,124,864	£8,921,790
60% LAR : 40% CIR	12%	£9,422,092	£8,252,416	£8,151,758	£8,142,696	£7,939,073	£7,735,441
60% LAR : 40% CIR	14%	£9,068,431	£7,904,230	£7,853,636	£7,844,596	£7,642,220	£7,439,844
60% LAR : 40% CIR	18%	£8,360,322	£7,247,088	£7,196,614	£7,187,596	£6,985,703	£6,783,809
60% LAR : 40% CIR	20%	£8,005,076	£6,918,131	£6,867,714	£6,858,706	£6,657,040	£6,455,374
60% LAR : 40% CIR	24%	£7,296,209	£6,259,454	£6,209,143	£6,200,154	£6,098,913	£5,897,672
60% LAR : 40% CIR	26%	£6,940,988	£5,929,734	£5,879,473	£5,870,493	£5,669,450	£5,468,407
60% LAR : 40% CIR	30%	£6,229,779	£5,269,540	£5,219,371	£5,210,407	£5,009,732	£4,809,058
60% LAR : 40% CIR	35%	£5,339,337	£4,442,890	£4,392,823	£4,383,875	£4,183,608	£3,983,341
60% LAR : 40% CIR	50%	£2,658,620	£1,953,699	£1,903,850	£1,894,940	£1,695,544	£1,496,149

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£13,071,833	£11,729,387	£11,678,293	£11,669,163	£11,464,787	£11,260,410
60% LAR : 40% CIR	8%	£11,661,960	£10,421,342	£10,370,540	£10,361,473	£10,158,299	£9,955,125
60% LAR : 40% CIR	12%	£10,955,427	£9,765,751	£9,715,092	£9,706,041	£9,503,408	£9,300,776
60% LAR : 40% CIR	14%	£10,601,766	£9,437,565	£9,386,971	£9,377,931	£9,175,555	£8,973,179
60% LAR : 40% CIR	18%	£9,893,656	£8,780,422	£8,729,848	£8,720,830	£8,518,038	£8,315,144
60% LAR : 40% CIR	20%	£9,539,511	£8,451,466	£8,401,049	£8,392,041	£8,189,374	£7,986,708
60% LAR : 40% CIR	24%	£8,829,544	£7,792,788	£7,742,477	£7,733,488	£7,532,248	£7,331,007
60% LAR : 40% CIR	26%	£8,474,323	£7,463,069	£7,412,808	£7,403,828	£7,202,785	£7,001,742
60% LAR : 40% CIR	30%	£7,763,114	£6,802,875	£6,752,706	£6,743,742	£6,543,067	£6,342,393
60% LAR : 40% CIR	35%	£6,872,872	£5,976,225	£5,926,158	£5,917,210	£5,716,943	£5,516,675
60% LAR : 40% CIR	50%	£4,191,955	£3,487,033	£3,437,185	£3,428,274	£3,228,879	£3,029,483

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£13,707,176	£12,364,730	£12,313,636	£12,304,506	£12,100,130	£11,895,753
60% LAR : 40% CIR	8%	£11,661,960	£10,421,342	£10,370,540	£10,361,473	£10,158,299	£9,955,125
60% LAR : 40% CIR	12%	£11,590,770	£10,401,094	£10,350,435	£10,341,384	£10,138,751	£9,936,119
60% LAR : 40% CIR	14%	£11,237,109	£10,072,908	£10,022,314	£10,013,274	£9,810,898	£9,608,522
60% LAR : 40% CIR	18%	£10,529,999	£9,415,795	£9,365,292	£9,356,274	£9,154,381	£8,952,487
60% LAR : 40% CIR	20%	£10,174,554	£9,086,809	£9,036,392	£9,027,384	£8,825,718	£8,624,051
60% LAR : 40% CIR	24%	£9,464,887	£8,428,132	£8,377,821	£8,368,831	£8,167,591	£7,966,350
60% LAR : 40% CIR	26%	£9,109,666	£8,088,412	£8,048,151	£8,039,171	£7,838,128	£7,637,085
60% LAR : 40% CIR	30%	£8,398,457	£7,438,218	£7,388,049	£7,379,085	£7,178,410	£6,977,736
60% LAR : 40% CIR	35%	£7,508,015	£6,611,568	£6,561,501	£6,552,553	£6,352,286	£6,152,018
60% LAR : 40% CIR	50%	£4,827,298	£4,122,377	£4,072,528	£4,063,617	£3,864,222	£3,664,826

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£14,438,272	£13,195,969	£13,064,872	£13,055,742	£12,851,166	£12,646,789
60% LAR : 40% CIR	8%	£13,048,338	£11,807,721	£11,756,626	£11,747,552	£11,544,618	£11,341,504
60% LAR : 40% CIR	12%	£12,341,808	£11,152,130	£11,101,471	£11,092,420	£10,889,787	£10,687,155
60% LAR : 40% CIR	14%	£11,988,145	£10,823,944	£10,773,350	£10,764,310	£10,561,934	£10,359,558
60% LAR : 40% CIR	18%	£11,280,035	£10,168,801	£10,118,527	£10,109,499	£9,906,417	£9,703,523
60% LAR : 40% CIR	20%	£10,925,590	£9,837,845	£9,787,428	£9,778,420	£9,575,753	£9,373,087
60% LAR : 40% CIR	24%	£10,215,923	£9,179,167	£9,128,886	£9,119,867	£8,918,627	£8,717,386
60% LAR : 40% CIR	26%	£9,860,702	£8,849,447	£8,799,187	£8,790,237	£8,589,164	£8,388,121
60% LAR : 40% CIR	30%	£9,149,493	£8,189,254	£8,139,085	£8,130,121	£7,929,446	£7,728,772
60% LAR : 40% CIR	35%	£8,259,051	£7,362,604	£7,312,537	£7,303,589	£7,103,322	£6,903,054
60% LAR : 40% CIR	50%	£5,678,334	£4,873,412	£4,823,563	£4,814,653	£4,615,258	£4,415,862

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats	
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Value Area	Zone C - £1,050 psf
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No Units	20
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,431,675	£2,062,781	£2,005,084	£1,994,786	£1,763,999	£1,533,213
60% LAR : 40% CIR	8%	£2,921,538	£1,656,202	£1,598,864	£1,588,626	£1,359,271	£1,129,917
60% LAR : 40% CIR	12%	£2,664,599	£1,451,073	£1,393,896	£1,383,686	£1,154,980	£926,275
60% LAR : 40% CIR	14%	£2,536,666	£1,349,052	£1,290,953	£1,280,755	£1,052,358	£823,960
60% LAR : 40% CIR	16%	£2,276,862	£1,141,106	£1,084,153	£1,073,979	£846,164	£516,349
60% LAR : 40% CIR	20%	£2,147,031	£1,037,183	£980,297	£970,136	£742,596	£515,056
60% LAR : 40% CIR	24%	£1,886,421	£828,441	£771,685	£761,544	£534,522	£307,499
60% LAR : 40% CIR	26%	£1,755,663	£723,624	£666,930	£656,799	£430,019	£203,239
60% LAR : 40% CIR	30%	£1,493,290	£513,109	£456,327	£446,114	£220,087	£-36,335
60% LAR : 40% CIR	35%	£1,163,563	£248,318	£191,863	£181,771	£-45,632	£-281,947
60% LAR : 40% CIR	50%	£163,537	£-582,253	£-641,037	£-651,557	£-886,693	£-1,121,828

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,333,225	£7,702,119	£7,759,816	£7,770,114	£8,000,901	£8,231,887
60% LAR : 40% CIR	8%	£8,243,362	£6,106,098	£6,166,030	£6,176,274	£6,405,629	£6,588,985
60% LAR : 40% CIR	12%	£7,100,301	£5,313,827	£5,371,004	£5,381,214	£5,609,920	£5,738,625
60% LAR : 40% CIR	14%	£7,229,234	£4,416,848	£4,473,947	£4,484,145	£4,712,542	£4,840,940
60% LAR : 40% CIR	16%	£7,438,018	£3,623,734	£3,680,747	£3,690,921	£3,918,736	£4,046,351
60% LAR : 40% CIR	20%	£7,611,669	£2,727,717	£2,784,808	£2,794,764	£3,022,304	£3,261,644
60% LAR : 40% CIR	24%	£7,878,479	£1,936,459	£1,993,215	£1,993,358	£2,230,378	£2,457,401
60% LAR : 40% CIR	26%	£8,009,237	£9,041,276	£8,097,970	£8,108,101	£8,334,881	£8,581,861
60% LAR : 40% CIR	30%	£8,211,650	£9,251,191	£8,308,373	£8,318,498	£8,544,813	£8,711,235
60% LAR : 40% CIR	35%	£8,601,337	£9,516,582	£8,573,037	£8,583,129	£8,810,532	£9,046,647
60% LAR : 40% CIR	50%	£8,601,363	£10,347,163	£10,405,937	£10,416,457	£10,651,569	£10,888,128

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,286,925	£9,655,819	£3,713,516	£3,723,814	£3,956,601	£4,188,387
60% LAR : 40% CIR	8%	£8,243,362	£8,106,098	£4,119,736	£4,129,974	£4,369,329	£4,588,685
60% LAR : 40% CIR	12%	£8,054,001	£4,267,527	£4,324,704	£4,334,914	£4,563,620	£4,792,325
60% LAR : 40% CIR	14%	£8,182,924	£4,370,548	£4,427,847	£4,437,845	£4,666,242	£4,894,940
60% LAR : 40% CIR	16%	£8,441,716	£4,571,494	£4,534,441	£4,544,671	£4,872,436	£5,102,251
60% LAR : 40% CIR	20%	£8,571,569	£4,651,417	£4,738,303	£4,748,464	£5,076,004	£5,293,544
60% LAR : 40% CIR	24%	£8,832,179	£4,890,159	£4,948,915	£4,957,058	£5,184,073	£5,411,101
60% LAR : 40% CIR	26%	£8,992,937	£4,994,976	£5,051,670	£5,061,891	£5,288,581	£5,581,861
60% LAR : 40% CIR	30%	£8,211,650	£5,251,191	£5,308,373	£5,318,498	£5,544,813	£5,741,935
60% LAR : 40% CIR	35%	£4,555,037	£5,470,282	£5,528,737	£5,538,829	£5,764,232	£6,000,547
60% LAR : 40% CIR	50%	£8,556,063	£6,300,853	£6,359,637	£6,370,157	£6,605,293	£6,848,428

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£810,325	£1,079,219	£2,036,916	£2,047,214	£2,278,001	£2,508,787
60% LAR : 40% CIR	8%	£8,120,462	£2,396,798	£2,443,136	£2,453,374	£2,689,729	£2,917,063
60% LAR : 40% CIR	12%	£1,377,491	£2,590,927	£2,648,104	£2,658,314	£2,887,020	£3,115,725
60% LAR : 40% CIR	14%	£1,536,334	£2,693,948	£2,751,047	£2,761,245	£2,989,642	£3,218,940
60% LAR : 40% CIR	16%	£1,765,118	£2,900,894	£2,957,647	£2,967,821	£3,195,836	£3,423,651
60% LAR : 40% CIR	20%	£1,694,969	£3,004,817	£3,061,703	£3,071,864	£3,299,404	£3,526,944
60% LAR : 40% CIR	24%	£2,155,979	£3,213,559	£3,270,315	£3,280,456	£3,507,479	£3,734,501
60% LAR : 40% CIR	26%	£2,286,337	£3,316,376	£3,373,070	£3,383,201	£3,611,881	£3,850,761
60% LAR : 40% CIR	30%	£2,468,750	£3,526,891	£3,583,473	£3,593,595	£3,821,913	£4,068,336
60% LAR : 40% CIR	35%	£2,878,437	£3,793,682	£3,850,137	£3,860,229	£4,087,632	£4,323,947
60% LAR : 40% CIR	50%	£8,878,463	£4,624,253	£4,683,037	£4,693,557	£4,928,693	£5,163,828

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,317,975	£2,681	£683,916	£683,916	£683,916	£683,916
60% LAR : 40% CIR	8%	£981,436	£-600,963	£-601,235	£-611,474	£-600,820	£-630,183
60% LAR : 40% CIR	12%	£604,499	£-609,027	£-666,204	£-676,414	£-604,120	£-1,133,825
60% LAR : 40% CIR	14%	£475,566	£-712,048	£-769,147	£-779,345	£-1,007,742	£-1,236,140
60% LAR : 40% CIR	16%	£176,752	£-916,946	£-973,947	£-984,121	£-1,213,036	£-1,441,741
60% LAR : 40% CIR	20%	£86,931	£-1,022,917	£-1,079,803	£-1,089,964	£-1,317,504	£-1,545,044
60% LAR : 40% CIR	24%	£-173,679	£-1,231,659	£-1,289,415	£-1,299,559	£-1,525,579	£-1,752,601
60% LAR : 40% CIR	26%	£-694,437	£-1,336,478	£-1,393,170	£-1,403,291	£-1,630,891	£-1,856,861
60% LAR : 40% CIR	30%	£-560,850	£-1,546,991	£-1,603,573	£-1,613,695	£-1,840,013	£-2,066,435
60% LAR : 40% CIR	35%	£-898,537	£-1,811,782	£-1,868,237	£-1,878,329	£-2,105,732	£-2,342,047
60% LAR : 40% CIR	50%	£-1,696,563	£-2,662,363	£-2,701,137	£-2,711,657	£-2,866,793	£-3,161,829

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 20 Flats

Value Area	Zone C - £1,150 psf
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No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,381,629	£2,998,682	£2,940,986	£2,930,687	£2,699,901	£2,469,114
60% LAR - 40% CIR	8%	£3,786,559	£2,517,231	£2,450,893	£2,440,655	£2,220,301	£1,990,365
60% LAR - 40% CIR	12%	£3,501,576	£2,274,666	£2,217,490	£2,207,280	£1,978,574	£1,749,868
60% LAR - 40% CIR	14%	£3,353,621	£2,152,927	£2,095,628	£2,085,631	£1,857,233	£1,628,835
60% LAR - 40% CIR	18%	£3,056,791	£1,908,545	£1,851,591	£1,841,419	£1,513,003	£1,285,789
60% LAR - 40% CIR	20%	£2,907,919	£1,785,904	£1,729,018	£1,718,857	£1,491,316	£1,263,777
60% LAR - 40% CIR	24%	£2,609,264	£1,539,725	£1,482,970	£1,472,829	£1,245,807	£1,018,785
60% LAR - 40% CIR	26%	£2,459,485	£1,416,192	£1,359,487	£1,349,365	£1,122,586	£895,807
60% LAR - 40% CIR	30%	£2,159,077	£1,198,240	£1,111,659	£1,101,545	£976,219	£649,892
60% LAR - 40% CIR	35%	£1,781,785	£856,654	£800,199	£790,107	£564,286	£338,466
60% LAR - 40% CIR	50%	£639,092	£-92,553	£-151,337	£-161,858	£-396,993	£-632,129

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,382,971	£8,785,218	£8,823,914	£8,834,213	£7,064,999	£7,295,786
60% LAR - 40% CIR	0%	£3,382,971	£8,785,218	£8,823,914	£8,834,213	£7,064,999	£7,295,786
60% LAR - 40% CIR	8%	£6,263,324	£7,490,234	£7,547,410	£7,557,710	£5,549,589	£5,773,854
60% LAR - 40% CIR	12%	£5,411,279	£7,011,973	£7,069,072	£7,079,269	£4,907,667	£5,130,932
60% LAR - 40% CIR	14%	£5,078,109	£6,596,355	£6,653,359	£6,663,556	£4,615,297	£4,838,562
60% LAR - 40% CIR	18%	£4,659,981	£5,719,698	£5,776,702	£5,786,900	£4,271,584	£4,501,849
60% LAR - 40% CIR	20%	£4,155,636	£4,225,175	£4,282,179	£4,292,377	£3,819,093	£4,042,358
60% LAR - 40% CIR	24%	£3,385,415	£3,348,788	£3,405,403	£3,415,595	£3,042,314	£3,265,579
60% LAR - 40% CIR	26%	£2,659,973	£2,566,660	£2,623,275	£2,633,467	£2,260,291	£2,483,556
60% LAR - 40% CIR	30%	£1,983,115	£1,908,246	£1,964,701	£1,974,793	£1,601,614	£1,824,879
60% LAR - 40% CIR	35%	£1,125,806	£-857,453	£-916,237	£-926,758	£-1,161,693	£-1,387,029

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,336,671	£2,719,919	£2,777,614	£2,787,913	£3,018,699	£3,249,486
60% LAR - 40% CIR	0%	£1,336,671	£2,719,919	£2,777,614	£2,787,913	£3,018,699	£3,249,486
60% LAR - 40% CIR	8%	£2,217,024	£3,443,534	£3,501,110	£3,511,320	£3,740,026	£3,970,813
60% LAR - 40% CIR	12%	£2,364,979	£3,365,873	£3,422,772	£3,432,989	£3,661,367	£3,891,765
60% LAR - 40% CIR	14%	£2,601,608	£3,310,085	£3,367,088	£3,377,191	£3,606,087	£3,836,485
60% LAR - 40% CIR	20%	£2,910,681	£3,332,096	£3,389,262	£3,399,365	£3,623,244	£3,853,643
60% LAR - 40% CIR	24%	£3,109,336	£3,178,875	£3,235,630	£3,245,771	£3,472,793	£3,699,815
60% LAR - 40% CIR	26%	£3,289,115	£4,392,468	£4,359,163	£4,369,295	£4,596,014	£4,822,793
60% LAR - 40% CIR	30%	£3,659,973	£4,560,362	£4,527,242	£4,537,374	£4,763,981	£5,009,708
60% LAR - 40% CIR	35%	£3,938,815	£4,861,346	£4,818,401	£4,828,493	£5,154,314	£5,400,041
60% LAR - 40% CIR	50%	£5,079,998	£5,811,183	£5,868,937	£5,879,458	£6,115,593	£6,350,729

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£330,929	£1,043,318	£1,101,014	£1,111,313	£1,342,098	£1,572,886
60% LAR - 40% CIR	0%	£330,929	£1,043,318	£1,101,014	£1,111,313	£1,342,098	£1,572,886
60% LAR - 40% CIR	8%	£540,424	£1,767,334	£1,824,510	£1,834,720	£2,063,426	£2,292,132
60% LAR - 40% CIR	12%	£698,379	£1,889,073	£1,946,172	£1,956,389	£2,184,767	£2,413,165
60% LAR - 40% CIR	14%	£856,334	£1,910,085	£1,967,184	£1,977,391	£2,203,397	£2,431,791
60% LAR - 40% CIR	18%	£1,134,081	£2,256,096	£2,312,982	£2,323,143	£2,550,684	£2,779,223
60% LAR - 40% CIR	20%	£1,432,736	£2,502,275	£2,559,030	£2,569,171	£2,796,193	£3,023,215
60% LAR - 40% CIR	24%	£1,982,515	£2,655,988	£2,682,593	£2,692,735	£2,919,414	£3,146,163
60% LAR - 40% CIR	26%	£2,659,973	£2,573,760	£2,630,342	£2,640,455	£2,867,291	£3,093,008
60% LAR - 40% CIR	30%	£3,289,115	£3,185,346	£3,241,801	£3,251,893	£3,477,714	£3,703,534
60% LAR - 40% CIR	35%	£3,938,815	£4,134,553	£4,193,337	£4,203,858	£4,430,693	£4,657,529

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,321,629	£336,582	£860,586	£870,361	£839,801	£860,074
60% LAR - 40% CIR	0%	£2,321,629	£336,582	£860,586	£870,361	£839,801	£860,074
60% LAR - 40% CIR	8%	£1,738,459	£457,131	£399,733	£399,555	£160,201	£160,154
60% LAR - 40% CIR	12%	£1,441,476	£214,566	£157,390	£147,180	£-81,529	£-81,232
60% LAR - 40% CIR	14%	£1,293,521	£12,827	£35,728	£25,531	£-202,867	£-201,265
60% LAR - 40% CIR	18%	£969,691	£-114,806	£-114,806	£-114,806	£-446,497	£-446,411
60% LAR - 40% CIR	20%	£847,819	£-274,196	£-331,082	£-341,243	£-568,784	£-568,323
60% LAR - 40% CIR	24%	£549,164	£-350,373	£-377,130	£-387,271	£-814,293	£-814,315
60% LAR - 40% CIR	26%	£398,385	£-483,988	£-509,693	£-519,735	£-837,514	£-837,514
60% LAR - 40% CIR	30%	£98,927	£-691,500	£-709,442	£-709,555	£-1,154,881	£-1,154,881
60% LAR - 40% CIR	35%	£-278,315	£-1,203,446	£-1,239,901	£-1,239,993	£-1,495,814	£-1,495,814
60% LAR - 40% CIR	50%	£-1,431,698	£-2,156,655	£-2,211,437	£-2,211,958	£-2,467,693	£-2,467,693

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 20 Flats

Value Area	Zone C - £1,350 psf
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No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,266,947	£4,870,486	£4,812,789	£4,802,490	£4,571,703	£4,340,917
60% LAR - 40% CIR	8%	£5,533,272	£4,239,291	£4,181,952	£4,171,714	£3,942,259	£3,713,005
60% LAR - 40% CIR	12%	£5,164,592	£3,921,853	£3,864,677	£3,854,466	£3,625,761	£3,397,054
60% LAR - 40% CIR	14%	£4,979,797	£3,762,679	£3,705,579	£3,695,362	£3,466,984	£3,238,586
60% LAR - 40% CIR	18%	£4,659,290	£3,443,424	£3,386,470	£3,376,297	£3,148,481	£2,920,067
60% LAR - 40% CIR	20%	£4,423,598	£3,283,347	£3,226,461	£3,216,299	£2,988,759	£2,761,220
60% LAR - 40% CIR	24%	£4,051,303	£2,962,296	£2,905,541	£2,895,400	£2,668,378	£2,441,355
60% LAR - 40% CIR	26%	£3,854,710	£2,801,326	£2,744,631	£2,734,500	£2,507,720	£2,280,940
60% LAR - 40% CIR	30%	£3,490,981	£2,478,902	£2,421,900	£2,411,807	£2,185,490	£1,959,154
60% LAR - 40% CIR	35%	£3,018,227	£2,073,326	£2,016,871	£2,006,779	£1,780,958	£1,555,138
60% LAR - 40% CIR	50%	£1,590,202	£847,014	£790,840	£780,788	£556,096	£331,402

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	-£3,497,953	-£4,894,414	-£4,982,111	-£4,982,410	-£5,193,197	-£5,423,983
60% LAR - 40% CIR	8%	-£4,031,628	-£5,595,099	-£5,682,948	-£5,683,195	-£5,892,241	-£6,121,898
60% LAR - 40% CIR	12%	-£4,600,308	-£5,843,047	-£5,900,223	-£5,910,434	-£6,139,139	-£6,367,848
60% LAR - 40% CIR	14%	-£4,785,103	-£6,002,221	-£6,059,321	-£6,069,518	-£6,297,916	-£6,526,314
60% LAR - 40% CIR	18%	-£5,155,602	-£6,321,476	-£6,378,430	-£6,388,693	-£6,616,419	-£6,844,233
60% LAR - 40% CIR	20%	-£5,341,302	-£6,481,553	-£6,538,439	-£6,548,691	-£6,776,141	-£7,003,691
60% LAR - 40% CIR	24%	-£5,713,597	-£6,802,604	-£6,859,389	-£6,869,590	-£7,096,522	-£7,323,545
60% LAR - 40% CIR	26%	-£5,900,190	-£6,983,574	-£7,020,269	-£7,030,490	-£7,257,190	-£7,483,860
60% LAR - 40% CIR	30%	-£6,274,919	-£7,366,989	-£7,423,980	-£7,434,093	-£7,670,423	-£7,905,746
60% LAR - 40% CIR	35%	-£6,746,673	-£7,891,574	-£7,948,029	-£7,958,121	-£8,193,942	-£8,429,762
60% LAR - 40% CIR	50%	-£8,174,696	-£9,917,658	-£10,074,000	-£10,084,112	-£10,208,804	-£10,433,488

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£546,347	£848,114	£905,811	£916,110	£1,146,897	£1,377,683
60% LAR - 40% CIR	8%	-£1,855,369	-£1,679,903	-£1,636,648	-£1,646,896	-£1,776,241	-£1,895,955
60% LAR - 40% CIR	12%	-£554,008	-£1,796,747	-£1,853,923	-£1,864,134	-£2,092,839	-£2,321,546
60% LAR - 40% CIR	14%	-£738,803	-£1,955,921	-£2,013,021	-£2,023,218	-£2,251,616	-£2,480,014
60% LAR - 40% CIR	18%	-£1,059,302	-£2,275,175	-£2,362,160	-£2,372,380	-£2,601,119	-£2,829,533
60% LAR - 40% CIR	20%	-£1,295,002	-£2,435,253	-£2,492,138	-£2,502,301	-£2,729,841	-£2,957,380
60% LAR - 40% CIR	24%	-£1,667,297	-£2,756,304	-£2,813,059	-£2,823,200	-£3,050,222	-£3,277,245
60% LAR - 40% CIR	26%	-£1,853,890	-£2,917,274	-£2,973,969	-£2,984,190	-£3,210,880	-£3,437,660
60% LAR - 40% CIR	30%	-£2,229,919	-£3,240,689	-£3,327,980	-£3,338,193	-£3,573,120	-£3,799,446
60% LAR - 40% CIR	35%	-£2,700,373	-£3,645,274	-£3,701,729	-£3,711,821	-£3,937,642	-£4,163,462
60% LAR - 40% CIR	50%	-£4,128,398	-£4,971,588	-£5,027,780	-£5,037,912	-£5,263,504	-£5,487,198

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,224,347	£828,486	£770,789	£760,490	£520,702	£298,917
60% LAR - 40% CIR	8%	£1,491,272	£101,291	£109,952	£109,714	£99,611	£89,899
60% LAR - 40% CIR	12%	£1,122,592	£120,147	£177,323	£187,534	£116,239	£64,946
60% LAR - 40% CIR	14%	£937,797	£279,321	£336,421	£346,618	£575,016	£93,414
60% LAR - 40% CIR	18%	£567,298	£558,576	£656,560	£666,703	£993,519	£1,121,333
60% LAR - 40% CIR	20%	£381,598	£758,653	£815,539	£825,701	£1,053,241	£1,280,780
60% LAR - 40% CIR	24%	£9,303	£1,079,704	£1,136,459	£1,146,690	£1,373,622	£1,600,645
60% LAR - 40% CIR	26%	£107,890	£1,240,674	£1,297,369	£1,307,599	£1,534,288	£1,761,668
60% LAR - 40% CIR	30%	£351,416	£1,563,498	£1,620,080	£1,630,193	£1,855,200	£2,081,546
60% LAR - 40% CIR	35%	£1,023,773	£1,968,874	£2,025,129	£2,035,221	£2,261,042	£2,486,862
60% LAR - 40% CIR	50%	£2,481,798	£3,194,988	£3,251,160	£3,261,212	£3,486,804	£3,710,998

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,266,947	£2,810,366	£2,782,689	£2,772,380	£2,311,803	£2,280,917
60% LAR - 40% CIR	8%	£3,473,172	£2,179,191	£2,121,852	£2,111,614	£1,885,259	£1,854,005
60% LAR - 40% CIR	12%	£3,104,492	£1,861,753	£1,804,577	£1,794,366	£1,565,661	£1,536,954
60% LAR - 40% CIR	14%	£2,919,697	£1,702,579	£1,645,479	£1,635,262	£1,406,884	£1,378,486
60% LAR - 40% CIR	18%	£2,449,198	£1,383,324	£1,326,270	£1,316,107	£1,086,361	£1,057,677
60% LAR - 40% CIR	20%	£2,363,488	£1,223,247	£1,166,381	£1,156,199	£928,659	£901,120
60% LAR - 40% CIR	24%	£1,991,203	£902,196	£845,441	£835,300	£608,278	£581,255
60% LAR - 40% CIR	26%	£1,804,610	£741,226	£684,531	£674,400	£447,628	£420,840
60% LAR - 40% CIR	30%	£1,430,481	£418,402	£361,820	£351,707	£125,380	£100,946
60% LAR - 40% CIR	35%	£968,127	£13,226	£43,229	£33,321	£279,142	£504,962
60% LAR - 40% CIR	50%	£466,898	£1,218,098	£1,269,260	£1,279,312	£1,504,004	£1,728,698

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone C - £1,500 psf
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No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,880,710	£5,263,621	£6,206,791	£6,196,647	£5,969,330	£5,742,011
60% LAR : 40% CIR	8%	£8,833,934	£5,524,363	£6,467,876	£6,457,732	£6,231,866	£6,004,548
60% LAR : 40% CIR	12%	£6,408,704	£5,152,907	£5,096,590	£5,086,533	£4,861,151	£4,632,444
60% LAR : 40% CIR	14%	£6,195,633	£4,966,734	£4,910,494	£4,900,449	£4,674,297	£4,445,899
60% LAR : 40% CIR	18%	£5,799,684	£4,583,498	£4,537,401	£4,527,350	£4,299,640	£4,071,626
60% LAR : 40% CIR	20%	£5,554,609	£4,406,428	£4,349,543	£4,339,381	£4,111,841	£3,884,301
60% LAR : 40% CIR	24%	£5,125,763	£4,029,223	£3,972,468	£3,962,327	£3,735,305	£3,508,283
60% LAR : 40% CIR	26%	£4,910,894	£3,840,176	£3,783,482	£3,773,350	£3,546,571	£3,319,791
60% LAR : 40% CIR	30%	£4,490,273	£3,461,198	£3,404,616	£3,394,503	£3,168,177	£2,941,851
60% LAR : 40% CIR	35%	£3,940,349	£2,985,831	£2,929,376	£2,919,282	£2,693,462	£2,467,642
60% LAR : 40% CIR	50%	£2,303,534	£1,548,940	£1,492,767	£1,482,714	£1,256,021	£1,033,329

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£2,084,190	£3,501,279	£3,588,109	£3,588,283	£3,798,570	£4,022,889
60% LAR : 40% CIR	8%	£2,000,968	£3,440,547	£3,467,024	£3,467,024	£3,533,115	£3,768,352
60% LAR : 40% CIR	12%	£3,356,196	£4,611,993	£4,688,310	£4,678,367	£4,903,749	£5,152,456
60% LAR : 40% CIR	14%	£3,569,267	£4,798,166	£4,854,406	£4,844,451	£5,090,603	£5,319,001
60% LAR : 40% CIR	18%	£3,996,316	£5,173,402	£5,227,499	£5,217,520	£5,485,200	£5,893,074
60% LAR : 40% CIR	20%	£4,210,201	£5,368,472	£5,413,367	£5,403,319	£5,653,099	£6,091,596
60% LAR : 40% CIR	24%	£4,639,137	£5,735,677	£5,782,432	£5,772,432	£6,029,595	£6,256,617
60% LAR : 40% CIR	26%	£4,954,068	£5,924,724	£5,981,418	£5,971,590	£6,218,329	£6,445,109
60% LAR : 40% CIR	30%	£3,294,627	£3,563,702	£3,601,284	£3,591,397	£3,599,123	£3,623,049
60% LAR : 40% CIR	35%	£5,624,551	£6,779,069	£6,835,524	£6,845,618	£7,071,438	£7,297,258
60% LAR : 40% CIR	50%	£7,451,368	£8,215,950	£8,272,133	£8,282,188	£8,509,879	£8,731,571

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£1,962,110	£545,021	£488,191	£478,047	£250,730	£23,411
60% LAR : 40% CIR	8%	£1,115,324	£4,287,874	£2,867,854	£2,867,854	£3,686,715	£3,714,863
60% LAR : 40% CIR	12%	£990,104	£565,693	£622,010	£632,067	£857,449	£1,086,156
60% LAR : 40% CIR	14%	£477,033	£751,868	£808,106	£818,151	£1,044,303	£1,272,701
60% LAR : 40% CIR	18%	£49,894	£1,125,102	£1,161,198	£1,161,200	£1,416,980	£1,646,774
60% LAR : 40% CIR	20%	£183,981	£1,112,172	£1,389,057	£1,379,219	£1,606,759	£1,854,459
60% LAR : 40% CIR	24%	£392,837	£1,689,377	£1,746,132	£1,756,273	£1,983,295	£2,210,317
60% LAR : 40% CIR	26%	£897,796	£1,878,424	£1,935,116	£1,945,290	£2,172,029	£2,398,809
60% LAR : 40% CIR	30%	£3,294,627	£3,563,702	£3,601,284	£3,591,397	£3,599,123	£3,623,049
60% LAR : 40% CIR	35%	£1,778,251	£2,732,769	£2,789,224	£2,799,318	£3,025,138	£3,250,568
60% LAR : 40% CIR	50%	£3,415,060	£4,189,680	£4,225,833	£4,235,898	£4,460,579	£4,685,271

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£3,638,710	£2,221,621	£2,164,791	£2,154,647	£1,927,330	£1,700,011
60% LAR : 40% CIR	8%	£2,991,934	£1,462,353	£1,425,876	£1,415,732	£1,199,895	£962,546
60% LAR : 40% CIR	12%	£2,366,704	£1,110,907	£1,054,590	£1,044,533	£819,151	£590,444
60% LAR : 40% CIR	14%	£2,153,633	£924,734	£868,494	£858,449	£632,297	£403,899
60% LAR : 40% CIR	18%	£1,726,584	£551,498	£495,401	£485,350	£257,640	£39,636
60% LAR : 40% CIR	20%	£1,512,609	£364,428	£307,543	£297,381	£69,841	£167,699
60% LAR : 40% CIR	24%	£1,083,763	£12,777	£69,532	£79,673	£306,698	£533,717
60% LAR : 40% CIR	26%	£68,894	£261,824	£286,516	£286,590	£496,429	£722,209
60% LAR : 40% CIR	30%	£338,273	£50,502	£637,284	£637,497	£873,823	£1,101,149
60% LAR : 40% CIR	35%	£101,651	£1,056,169	£1,112,624	£1,122,718	£1,348,538	£1,574,358
60% LAR : 40% CIR	50%	£1,738,468	£2,439,080	£2,548,233	£2,558,288	£2,783,879	£3,008,671

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£5,620,010	£1,233,261	£4,146,897	£4,136,547	£3,969,230	£3,881,911
60% LAR : 40% CIR	8%	£4,718,834	£3,464,263	£3,407,876	£3,397,692	£3,171,785	£2,944,448
60% LAR : 40% CIR	12%	£4,348,604	£3,092,807	£3,036,490	£3,026,433	£2,801,051	£2,572,344
60% LAR : 40% CIR	14%	£4,135,533	£2,906,634	£2,850,394	£2,840,349	£2,614,197	£2,385,799
60% LAR : 40% CIR	18%	£3,718,484	£2,533,368	£2,477,801	£2,467,690	£2,240,540	£2,011,726
60% LAR : 40% CIR	20%	£3,494,509	£2,346,328	£2,289,443	£2,279,281	£2,051,741	£1,824,201
60% LAR : 40% CIR	24%	£3,065,063	£1,969,123	£1,912,368	£1,902,227	£1,675,205	£1,448,183
60% LAR : 40% CIR	26%	£2,850,794	£1,780,076	£1,723,382	£1,713,250	£1,486,471	£1,259,691
60% LAR : 40% CIR	30%	£2,420,173	£1,401,098	£1,344,516	£1,334,403	£1,108,077	£881,751
60% LAR : 40% CIR	35%	£1,880,249	£925,731	£869,276	£859,182	£633,362	£407,542
60% LAR : 40% CIR	50%	£243,434	£511,166	£567,833	£567,986	£362,078	£1,026,771

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 20 Flats

Value Area	Zone C - £1,750 psf
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No Units	20
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,036,981	£8,582,215	£8,525,386	£8,515,241	£8,287,924	£8,080,605
60% LAR - 40% CIR	8%	£3,011,703	£7,657,459	£7,600,883	£7,590,899	£7,364,291	£7,159,084
60% LAR - 40% CIR	12%	£8,482,222	£7,193,269	£7,136,952	£7,126,895	£6,901,627	£6,676,359
60% LAR - 40% CIR	14%	£8,222,027	£6,960,726	£6,904,484	£6,894,440	£6,669,475	£6,444,510
60% LAR - 40% CIR	18%	£7,700,726	£6,484,745	£6,438,648	£6,428,628	£6,204,238	£5,979,845
60% LAR - 40% CIR	20%	£7,458,628	£6,251,312	£6,205,282	£6,195,272	£5,971,153	£5,747,033
60% LAR - 40% CIR	24%	£8,916,530	£5,793,564	£5,737,681	£5,727,673	£5,504,062	£5,280,452
60% LAR - 40% CIR	26%	£6,854,535	£5,559,251	£5,503,409	£5,493,430	£5,270,058	£5,046,687
60% LAR - 40% CIR	30%	£5,129,692	£5,089,755	£5,034,204	£5,024,063	£4,801,139	£4,576,213
60% LAR - 40% CIR	35%	£5,471,926	£4,501,265	£4,445,659	£4,435,717	£4,213,291	£3,988,482
60% LAR - 40% CIR	50%	£3,487,916	£2,718,816	£2,662,644	£2,652,591	£2,427,898	£2,203,205

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£772,081	£1,182,685	£1,239,514	£1,249,659	£1,478,976	£1,704,295
60% LAR - 40% CIR	0%	£763,987	£2,107,441	£1,863,917	£1,874,901	£2,399,189	£2,625,818
60% LAR - 40% CIR	12%	£1,282,678	£2,571,631	£2,027,948	£2,038,005	£2,853,273	£3,088,541
60% LAR - 40% CIR	14%	£1,342,873	£2,804,174	£2,860,416	£2,870,460	£3,095,425	£3,320,390
60% LAR - 40% CIR	18%	£2,084,174	£3,270,785	£3,326,282	£3,336,272	£3,660,684	£3,785,055
60% LAR - 40% CIR	20%	£2,505,274	£3,503,688	£3,559,618	£3,569,628	£3,793,747	£3,917,987
60% LAR - 40% CIR	24%	£2,848,370	£3,971,338	£4,027,230	£4,037,227	£4,260,838	£4,484,448
60% LAR - 40% CIR	26%	£3,110,365	£4,295,649	£4,281,491	£4,271,479	£4,494,842	£4,718,213
60% LAR - 40% CIR	30%	£3,655,238	£4,615,145	£4,730,876	£4,740,857	£5,065,762	£5,189,687
60% LAR - 40% CIR	35%	£4,292,074	£5,263,635	£5,319,241	£5,329,183	£5,551,609	£5,776,418
60% LAR - 40% CIR	50%	£5,276,984	£7,098,054	£7,102,258	£7,112,309	£7,337,002	£7,561,695

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£4,318,381	£2,863,615	£2,806,786	£2,796,641	£2,569,324	£2,342,005
60% LAR - 40% CIR	0%	£3,263,107	£1,938,659	£1,882,283	£1,872,259	£1,646,391	£1,420,484
60% LAR - 40% CIR	12%	£2,763,622	£1,474,669	£1,418,352	£1,408,295	£1,183,027	£957,759
60% LAR - 40% CIR	14%	£2,503,427	£1,242,126	£1,185,884	£1,175,840	£950,875	£725,910
60% LAR - 40% CIR	18%	£1,862,126	£776,145	£729,048	£719,028	£485,638	£281,246
60% LAR - 40% CIR	20%	£1,721,026	£542,712	£486,655	£476,675	£252,553	£28,453
60% LAR - 40% CIR	24%	£1,197,930	£74,964	£19,061	£9,073	£214,538	£48,148
60% LAR - 40% CIR	26%	£936,935	£159,349	£216,191	£225,178	£448,542	£671,913
60% LAR - 40% CIR	30%	£411,062	£528,165	£470,876	£479,857	£911,462	£1,140,387
60% LAR - 40% CIR	35%	£246,674	£1,217,335	£1,272,941	£1,282,883	£1,505,309	£1,730,118
60% LAR - 40% CIR	50%	£2,230,684	£2,999,784	£3,085,906	£3,095,008	£3,290,792	£3,516,395

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,994,981	£4,540,215	£4,483,386	£4,473,241	£4,245,924	£4,018,605
60% LAR - 40% CIR	0%	£4,969,703	£3,615,459	£3,558,683	£3,548,699	£3,322,991	£3,097,084
60% LAR - 40% CIR	12%	£4,440,222	£3,151,269	£3,094,952	£3,084,895	£2,859,627	£2,634,359
60% LAR - 40% CIR	14%	£4,180,027	£2,918,726	£2,862,484	£2,852,440	£2,627,475	£2,402,510
60% LAR - 40% CIR	18%	£3,658,726	£2,452,745	£2,396,648	£2,386,628	£2,162,238	£1,937,845
60% LAR - 40% CIR	20%	£3,397,628	£2,219,312	£2,163,282	£2,153,272	£1,929,153	£1,705,033
60% LAR - 40% CIR	24%	£2,874,530	£1,751,564	£1,695,681	£1,685,673	£1,462,062	£1,238,452
60% LAR - 40% CIR	26%	£2,612,535	£1,517,251	£1,461,409	£1,451,430	£1,228,058	£1,004,687
60% LAR - 40% CIR	30%	£411,062	£1,047,755	£992,024	£982,063	£769,198	£536,213
60% LAR - 40% CIR	35%	£1,429,926	£459,265	£403,659	£393,717	£171,291	£33,518
60% LAR - 40% CIR	50%	£254,094	£1,329,184	£1,378,358	£1,388,408	£1,614,102	£1,838,795

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,978,881	£6,322,715	£6,466,288	£6,456,141	£6,227,824	£6,000,505
60% LAR - 40% CIR	0%	£6,941,903	£5,507,359	£5,540,883	£5,530,799	£5,304,861	£5,078,984
60% LAR - 40% CIR	12%	£6,422,122	£5,133,169	£5,076,852	£5,066,795	£4,841,527	£4,616,259
60% LAR - 40% CIR	14%	£6,161,927	£4,900,626	£4,844,384	£4,834,340	£4,609,375	£4,384,410
60% LAR - 40% CIR	18%	£5,640,628	£4,434,645	£4,378,648	£4,368,628	£4,144,139	£3,919,745
60% LAR - 40% CIR	20%	£5,379,528	£4,201,212	£4,145,182	£4,135,172	£3,911,053	£3,686,033
60% LAR - 40% CIR	24%	£4,858,430	£3,733,464	£3,677,561	£3,667,573	£3,443,962	£3,220,352
60% LAR - 40% CIR	26%	£4,594,435	£3,489,151	£3,443,399	£3,433,330	£3,209,958	£2,986,587
60% LAR - 40% CIR	30%	£4,069,562	£3,029,655	£2,973,924	£2,963,963	£2,741,038	£2,516,113
60% LAR - 40% CIR	35%	£3,411,826	£2,441,165	£2,385,559	£2,375,617	£2,153,191	£1,928,382
60% LAR - 40% CIR	50%	£1,427,816	£668,716	£662,544	£662,491	£367,798	£143,105

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone C - £1,900 psf
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No Units	20
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£11,450,744	£9,973,372	£9,916,542	£9,906,398	£9,879,080	£9,451,762
60% LAR : 40% CIR	8%	£10,302,365	£8,937,324	£8,880,847	£8,870,703	£8,844,056	£8,418,947
60% LAR : 40% CIR	12%	£9,726,334	£8,417,488	£8,361,171	£8,351,113	£8,325,844	£7,900,576
60% LAR : 40% CIR	14%	£9,437,863	£8,157,120	£8,100,879	£8,090,835	£8,065,869	£7,640,904
60% LAR : 40% CIR	18%	£8,680,012	£7,635,494	£7,579,387	£7,569,376	£7,544,985	£7,120,594
60% LAR : 40% CIR	20%	£8,570,637	£7,374,238	£7,318,208	£7,308,198	£7,284,078	£6,859,958
60% LAR : 40% CIR	24%	£7,990,989	£6,850,843	£6,794,940	£6,784,952	£6,761,342	£6,337,730
60% LAR : 40% CIR	26%	£7,700,720	£6,586,707	£6,532,864	£6,522,885	£6,499,514	£6,076,142
60% LAR : 40% CIR	30%	£7,119,297	£6,063,565	£6,007,834	£6,007,813	£5,974,948	£5,552,023
60% LAR : 40% CIR	35%	£6,390,871	£5,405,517	£5,349,910	£5,339,970	£5,317,543	£4,895,117
60% LAR : 40% CIR	50%	£4,194,797	£3,420,743	£3,364,569	£3,354,517	£3,329,825	£2,905,132

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£1,685,844	£208,472	£151,642	£141,458	£88,821	£313,138
60% LAR : 40% CIR	8%	£537,465	£82,876	£68,868	£65,197	£41,140,444	£1,545,053
60% LAR : 40% CIR	12%	£526,596	£1,447,412	£1,403,729	£1,413,787	£1,639,056	£1,864,424
60% LAR : 40% CIR	14%	£2,027,037	£1,607,780	£1,664,021	£1,674,065	£1,899,031	£2,123,996
60% LAR : 40% CIR	18%	£3,914,888	£2,129,436	£2,185,503	£2,195,524	£2,419,916	£2,644,906
60% LAR : 40% CIR	20%	£1,104,203	£2,360,602	£2,446,602	£2,446,707	£2,666,472	£2,891,962
60% LAR : 40% CIR	24%	£1,773,911	£2,914,057	£2,989,960	£2,979,948	£3,203,558	£3,427,170
60% LAR : 40% CIR	26%	£2,064,180	£3,176,193	£3,232,036	£3,242,015	£3,468,398	£3,688,759
60% LAR : 40% CIR	30%	£2,645,933	£3,161,355	£3,157,066	£3,157,057	£3,389,492	£3,613,077
60% LAR : 40% CIR	35%	£3,374,029	£4,359,383	£4,414,930	£4,424,930	£4,647,357	£4,869,783
60% LAR : 40% CIR	50%	£5,070,103	£6,344,157	£6,400,331	£6,410,363	£6,835,075	£6,859,768

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£5,732,144	£4,254,772	£4,197,942	£4,187,798	£3,960,480	£3,733,162
60% LAR : 40% CIR	8%	£4,583,765	£3,218,724	£3,162,847	£3,152,763	£2,925,252	£2,700,347
60% LAR : 40% CIR	12%	£4,007,734	£2,698,888	£2,642,571	£2,632,513	£2,407,244	£2,181,976
60% LAR : 40% CIR	14%	£3,719,263	£2,438,520	£2,382,279	£2,372,235	£2,147,269	£1,922,304
60% LAR : 40% CIR	18%	£3,141,412	£1,916,884	£1,860,787	£1,850,776	£1,626,385	£1,401,884
60% LAR : 40% CIR	20%	£2,852,037	£1,655,638	£1,609,608	£1,599,598	£1,365,478	£1,141,388
60% LAR : 40% CIR	24%	£2,272,389	£1,132,243	£1,076,340	£1,066,352	£842,742	£619,130
60% LAR : 40% CIR	26%	£1,882,120	£876,107	£814,264	£804,285	£580,914	£357,542
60% LAR : 40% CIR	30%	£1,403,097	£344,965	£299,234	£270,273	£166,348	£166,077
60% LAR : 40% CIR	35%	£972,271	£13,083	£-968,690	£-978,630	£-601,057	£-823,483
60% LAR : 40% CIR	50%	£1,428,903	£6,297,857	£2,984,031	£2,984,083	£2,888,778	£2,813,468

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£7,408,744	£5,931,372	£5,874,542	£5,864,398	£5,837,080	£5,409,762
60% LAR : 40% CIR	8%	£6,260,365	£4,895,324	£4,838,847	£4,828,703	£4,802,056	£4,376,947
60% LAR : 40% CIR	12%	£5,684,334	£4,375,488	£4,319,171	£4,309,113	£4,283,844	£3,858,576
60% LAR : 40% CIR	14%	£5,395,863	£4,115,120	£4,058,879	£4,048,835	£4,023,869	£3,598,904
60% LAR : 40% CIR	18%	£4,638,012	£3,593,494	£3,537,387	£3,527,376	£3,502,985	£3,078,594
60% LAR : 40% CIR	20%	£4,528,637	£3,332,238	£3,276,208	£3,266,198	£3,242,078	£2,817,958
60% LAR : 40% CIR	24%	£3,948,989	£2,808,843	£2,752,940	£2,742,952	£2,718,342	£2,293,730
60% LAR : 40% CIR	26%	£3,658,720	£2,546,707	£2,490,864	£2,480,885	£2,456,514	£2,031,142
60% LAR : 40% CIR	30%	£3,077,297	£2,021,565	£1,965,834	£1,955,813	£1,932,948	£1,510,023
60% LAR : 40% CIR	35%	£2,348,871	£1,363,517	£1,307,910	£1,297,970	£1,075,543	£653,117
60% LAR : 40% CIR	50%	£152,797	£6,212,857	£6,777,431	£6,887,493	£6,912,178	£1,136,868

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£8,390,544	£7,913,272	£7,856,842	£7,846,288	£7,819,980	£7,393,862
60% LAR : 40% CIR	8%	£8,242,065	£8,817,224	£8,820,747	£8,810,663	£8,854,726	£8,838,947
60% LAR : 40% CIR	12%	£7,666,234	£6,357,388	£6,301,071	£6,291,013	£6,065,744	£5,840,476
60% LAR : 40% CIR	14%	£7,377,763	£6,097,020	£6,040,779	£6,030,735	£5,805,769	£5,580,804
60% LAR : 40% CIR	18%	£6,799,912	£5,575,384	£5,519,287	£5,509,276	£5,284,885	£5,060,484
60% LAR : 40% CIR	20%	£6,510,537	£5,314,138	£5,258,108	£5,248,098	£5,023,978	£4,799,858
60% LAR : 40% CIR	24%	£5,930,889	£4,790,743	£4,734,840	£4,724,852	£4,501,242	£4,277,630
60% LAR : 40% CIR	26%	£5,640,620	£4,528,607	£4,472,764	£4,462,785	£4,239,414	£4,016,042
60% LAR : 40% CIR	30%	£5,059,197	£4,003,465	£3,947,734	£3,937,773	£3,714,848	£3,491,923
60% LAR : 40% CIR	35%	£4,330,771	£3,345,417	£3,289,810	£3,279,870	£3,057,443	£2,835,017
60% LAR : 40% CIR	50%	£2,134,697	£1,360,643	£1,304,469	£1,294,417	£1,069,725	£845,032

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone C - £2,000 psf
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No Units	20
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£12,993,292	£10,900,809	£10,843,980	£10,833,835	£10,606,518	£10,379,200
60% LAR : 40% CIR	8%	£11,169,473	£9,790,567	£9,734,089	£9,724,005	£9,498,098	£9,272,190
60% LAR : 40% CIR	12%	£10,555,742	£9,233,632	£9,177,315	£9,167,258	£8,941,990	£8,716,721
60% LAR : 40% CIR	14%	£10,248,420	£8,954,717	£8,898,475	£8,888,431	£8,663,466	£8,438,500
60% LAR : 40% CIR	18%	£9,632,070	£8,395,993	£8,339,886	£8,329,875	£8,105,484	£7,881,093
60% LAR : 40% CIR	20%	£9,304,643	£8,116,188	£8,060,158	£8,050,148	£7,826,028	£7,601,998
60% LAR : 40% CIR	24%	£8,707,296	£7,555,695	£7,499,793	£7,489,805	£7,266,194	£7,042,583
60% LAR : 40% CIR	26%	£8,396,177	£7,275,011	£7,219,169	£7,209,190	£6,985,818	£6,762,447
60% LAR : 40% CIR	30%	£7,779,093	£6,712,711	£6,657,060	£6,647,079	£6,424,154	£6,201,229
60% LAR : 40% CIR	35%	£7,003,502	£6,008,351	£5,952,746	£5,942,804	£5,720,377	£5,497,951
60% LAR : 40% CIR	50%	£4,666,051	£3,884,467	£3,829,139	£3,819,237	£3,597,775	£3,375,082

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,628,352	£1,135,909	£1,079,080	£1,068,935	£841,618	£614,300
60% LAR : 40% CIR	0%	£1,404,973	£25,687	£8,971	£8,971	£6,892	£4,813
60% LAR : 40% CIR	12%	£790,842	£531,298	£557,695	£557,642	£522,910	£498,179
60% LAR : 40% CIR	14%	£483,520	£810,183	£866,425	£876,469	£1,101,434	£1,326,400
60% LAR : 40% CIR	18%	£132,030	£1,389,907	£1,435,004	£1,435,025	£1,639,416	£1,883,807
60% LAR : 40% CIR	20%	£460,267	£1,649,712	£1,704,042	£1,714,742	£1,938,912	£2,162,092
60% LAR : 40% CIR	24%	£1,057,604	£2,209,205	£2,265,107	£2,275,095	£2,498,706	£2,722,317
60% LAR : 40% CIR	26%	£1,365,723	£2,489,989	£2,545,731	£2,555,710	£2,779,082	£3,002,453
60% LAR : 40% CIR	30%	£1,995,847	£3,052,129	£3,107,860	£3,117,821	£3,340,146	£3,563,611
60% LAR : 40% CIR	35%	£2,761,398	£3,756,549	£3,812,154	£3,822,096	£4,044,523	£4,268,049
60% LAR : 40% CIR	50%	£3,098,840	£5,880,433	£5,935,761	£5,945,663	£6,167,125	£6,391,818

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£6,674,652	£5,182,209	£5,125,380	£5,115,295	£4,887,918	£4,660,600
60% LAR : 40% CIR	0%	£5,450,873	£4,071,967	£4,015,489	£4,005,465	£3,779,498	£3,553,590
60% LAR : 40% CIR	12%	£4,837,142	£3,515,032	£3,458,715	£3,448,658	£3,223,390	£2,998,121
60% LAR : 40% CIR	14%	£4,529,820	£3,236,117	£3,179,875	£3,169,831	£2,944,866	£2,719,900
60% LAR : 40% CIR	18%	£3,914,270	£2,677,393	£2,621,286	£2,611,275	£2,386,884	£2,162,493
60% LAR : 40% CIR	20%	£3,606,043	£2,397,588	£2,341,558	£2,331,548	£2,107,428	£1,883,308
60% LAR : 40% CIR	24%	£2,988,696	£1,837,095	£1,781,193	£1,771,205	£1,547,594	£1,323,983
60% LAR : 40% CIR	26%	£2,679,577	£1,556,411	£1,500,589	£1,490,590	£1,267,218	£1,043,847
60% LAR : 40% CIR	30%	£2,060,453	£994,171	£936,440	£926,479	£705,554	£482,629
60% LAR : 40% CIR	35%	£1,284,902	£289,751	£234,146	£224,204	£1,777	£220,049
60% LAR : 40% CIR	50%	£1,052,540	£1,834,133	£1,889,441	£1,898,363	£2,120,828	£2,345,818

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,351,252	£6,858,809	£6,801,980	£6,791,835	£6,564,518	£6,337,200
60% LAR : 40% CIR	0%	£7,127,873	£5,748,687	£5,692,289	£5,682,005	£5,456,098	£5,230,190
60% LAR : 40% CIR	12%	£6,513,742	£5,191,632	£5,135,315	£5,125,258	£4,899,990	£4,674,721
60% LAR : 40% CIR	14%	£6,206,420	£4,912,717	£4,856,475	£4,846,431	£4,621,466	£4,396,500
60% LAR : 40% CIR	18%	£5,590,070	£4,353,993	£4,297,886	£4,287,875	£4,063,484	£3,838,093
60% LAR : 40% CIR	20%	£5,282,643	£4,074,188	£4,018,158	£4,008,148	£3,784,028	£3,559,098
60% LAR : 40% CIR	24%	£4,665,296	£3,513,695	£3,457,793	£3,447,805	£3,224,194	£3,000,583
60% LAR : 40% CIR	26%	£4,356,177	£3,233,011	£3,177,169	£3,167,190	£2,943,818	£2,720,447
60% LAR : 40% CIR	30%	£3,739,093	£2,670,711	£2,615,060	£2,605,079	£2,382,154	£2,158,229
60% LAR : 40% CIR	35%	£2,963,502	£1,966,351	£1,910,746	£1,900,804	£1,678,377	£1,455,951
60% LAR : 40% CIR	50%	£624,051	£1,875,933	£2,12,861	£222,763	£444,225	£698,818

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,333,152	£9,940,709	£9,783,860	£9,773,735	£9,546,418	£9,319,100
60% LAR : 40% CIR	0%	£9,109,373	£7,730,467	£7,673,989	£7,663,965	£7,437,958	£7,212,050
60% LAR : 40% CIR	12%	£8,495,642	£7,173,532	£7,117,215	£7,107,158	£6,881,890	£6,656,621
60% LAR : 40% CIR	14%	£8,188,320	£6,894,617	£6,838,375	£6,828,331	£6,603,366	£6,378,400
60% LAR : 40% CIR	18%	£7,572,710	£6,335,893	£6,279,786	£6,269,775	£6,044,394	£5,819,993
60% LAR : 40% CIR	20%	£7,264,543	£6,056,088	£6,000,058	£5,990,048	£5,765,928	£5,541,808
60% LAR : 40% CIR	24%	£6,647,196	£5,495,595	£5,439,693	£5,429,705	£5,206,094	£4,982,483
60% LAR : 40% CIR	26%	£6,338,077	£5,214,911	£5,159,009	£5,149,090	£4,925,718	£4,702,347
60% LAR : 40% CIR	30%	£5,718,953	£4,652,671	£4,596,940	£4,586,979	£4,364,054	£4,141,129
60% LAR : 40% CIR	35%	£4,943,402	£3,948,251	£3,892,546	£3,882,704	£3,660,277	£3,437,851
60% LAR : 40% CIR	50%	£2,605,951	£1,824,367	£1,769,039	£1,759,137	£1,537,675	£1,312,862

LB Camden
Local Plan Viability Testing 2023

Resi 8 - 20 Flats

Value Area	Zone C - RP Periphery E2,250 psf
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No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£14,749,524	£13,219,404	£13,162,575	£13,152,430	£12,925,112	£12,697,794
60% LAR : 40% CIR	8%	£13,337,243	£11,503,673	£11,887,196	£11,891,712	£11,631,204	£11,405,297
60% LAR : 40% CIR	12%	£12,620,261	£11,273,996	£11,217,679	£11,207,622	£10,982,352	£10,757,084
60% LAR : 40% CIR	14%	£12,274,813	£10,948,708	£10,892,467	£10,882,423	£10,657,457	£10,432,452
60% LAR : 40% CIR	18%	£11,565,012	£10,297,240	£10,241,142	£10,231,122	£10,006,731	£9,782,340
60% LAR : 40% CIR	20%	£11,209,661	£9,971,064	£9,915,033	£9,905,024	£9,680,804	£9,456,783
60% LAR : 40% CIR	24%	£10,496,062	£9,317,828	£9,261,924	£9,251,936	£9,028,326	£8,804,715
60% LAR : 40% CIR	26%	£10,141,617	£8,990,771	£8,934,928	£8,924,949	£8,701,578	£8,478,206
60% LAR : 40% CIR	30%	£9,428,443	£8,335,787	£8,280,066	£8,270,085	£8,047,170	£7,824,245
60% LAR : 40% CIR	35%	£8,535,076	£7,515,438	£7,459,831	£7,449,890	£7,227,463	£7,005,038
60% LAR : 40% CIR	50%	£5,844,187	£5,043,765	£4,988,436	£4,978,534	£4,757,218	£4,535,902

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,984,624	£5,454,504	£3,397,675	£3,387,530	£3,160,212	£2,932,894
60% LAR : 40% CIR	0%	£3,972,343	£2,158,773	£2,102,286	£2,092,212	£1,865,304	£1,640,397
60% LAR : 40% CIR	12%	£2,864,361	£1,509,096	£1,452,779	£1,442,722	£1,217,452	£992,184
60% LAR : 40% CIR	14%	£2,509,913	£1,183,808	£1,127,567	£1,117,523	£892,557	£667,592
60% LAR : 40% CIR	18%	£1,800,712	£532,340	£476,242	£466,222	£241,631	£17,440
60% LAR : 40% CIR	20%	£1,444,761	£295,164	£236,164	£236,133	£146,124	£69,897
60% LAR : 40% CIR	24%	£733,162	£447,072	£502,976	£512,964	£736,574	£960,185
60% LAR : 40% CIR	26%	£376,917	£774,129	£829,972	£839,951	£1,083,322	£1,286,694
60% LAR : 40% CIR	30%	£398,667	£1,420,113	£1,484,844	£1,494,865	£2,117,780	£2,940,053
60% LAR : 40% CIR	35%	£1,229,822	£2,249,402	£2,305,069	£2,315,010	£2,637,437	£2,759,662
60% LAR : 40% CIR	50%	£3,920,713	£4,721,135	£4,776,464	£4,786,368	£5,007,682	£5,228,998

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£9,030,924	£7,500,804	£7,445,975	£7,433,830	£7,206,512	£6,979,194
60% LAR : 40% CIR	0%	£7,618,343	£3,205,073	£3,148,686	£3,138,612	£2,912,604	£2,687,697
60% LAR : 40% CIR	12%	£6,910,661	£5,555,396	£5,499,079	£5,489,022	£5,263,752	£5,038,484
60% LAR : 40% CIR	14%	£6,556,213	£5,230,108	£5,173,867	£5,163,823	£4,938,857	£4,713,892
60% LAR : 40% CIR	18%	£5,846,912	£4,578,640	£4,522,562	£4,512,522	£4,288,131	£4,063,740
60% LAR : 40% CIR	20%	£5,491,061	£4,252,464	£4,196,433	£4,186,424	£3,962,304	£3,738,183
60% LAR : 40% CIR	24%	£4,779,462	£3,599,228	£3,543,324	£3,533,336	£3,309,726	£3,086,115
60% LAR : 40% CIR	26%	£4,423,217	£3,272,171	£3,216,328	£3,206,349	£2,982,978	£2,759,606
60% LAR : 40% CIR	30%	£3,709,643	£2,617,167	£2,561,456	£2,551,495	£2,328,570	£2,105,645
60% LAR : 40% CIR	35%	£2,816,476	£1,796,838	£1,741,231	£1,731,290	£1,508,863	£1,286,438
60% LAR : 40% CIR	50%	£125,587	£974,635	£730,164	£740,096	£981,369	£1,182,698

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£10,707,524	£9,177,404	£9,120,575	£9,110,430	£8,883,112	£8,655,794
60% LAR : 40% CIR	0%	£9,295,243	£7,661,673	£7,605,196	£7,595,112	£7,369,204	£7,143,297
60% LAR : 40% CIR	12%	£8,587,261	£7,231,996	£7,175,679	£7,165,622	£6,940,352	£6,715,084
60% LAR : 40% CIR	14%	£8,232,813	£6,906,708	£6,850,467	£6,840,423	£6,615,457	£6,390,492
60% LAR : 40% CIR	18%	£7,523,012	£6,255,240	£6,199,142	£6,189,122	£5,964,731	£5,740,340
60% LAR : 40% CIR	20%	£7,167,661	£5,929,064	£5,873,033	£5,863,024	£5,638,904	£5,414,783
60% LAR : 40% CIR	24%	£6,456,062	£5,275,828	£5,219,924	£5,209,936	£4,985,326	£4,761,715
60% LAR : 40% CIR	26%	£6,099,917	£4,948,771	£4,892,928	£4,882,949	£4,658,578	£4,434,206
60% LAR : 40% CIR	30%	£5,388,443	£4,293,787	£4,238,066	£4,228,085	£4,003,170	£3,778,245
60% LAR : 40% CIR	35%	£4,493,076	£3,473,438	£3,417,831	£3,407,890	£3,183,463	£2,959,038
60% LAR : 40% CIR	50%	£1,802,187	£1,001,765	£946,436	£936,534	£715,218	£493,902

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£12,889,424	£11,189,504	£11,132,675	£11,122,530	£10,895,012	£10,667,694
60% LAR : 40% CIR	0%	£11,277,143	£9,383,673	£9,327,196	£9,317,112	£9,090,204	£8,862,897
60% LAR : 40% CIR	12%	£10,569,161	£9,213,996	£9,157,679	£9,147,622	£8,922,252	£8,696,984
60% LAR : 40% CIR	14%	£10,214,713	£8,888,608	£8,832,367	£8,822,323	£8,597,357	£8,372,392
60% LAR : 40% CIR	18%	£9,504,912	£8,237,140	£8,181,042	£8,171,022	£7,946,631	£7,722,240
60% LAR : 40% CIR	20%	£9,149,561	£7,910,964	£7,854,933	£7,844,924	£7,620,804	£7,396,683
60% LAR : 40% CIR	24%	£8,437,962	£7,257,728	£7,201,824	£7,191,836	£6,968,226	£6,744,615
60% LAR : 40% CIR	26%	£8,081,717	£6,930,671	£6,874,828	£6,864,849	£6,641,478	£6,418,106
60% LAR : 40% CIR	30%	£7,368,343	£6,275,687	£6,219,956	£6,209,995	£5,987,070	£5,764,145
60% LAR : 40% CIR	35%	£6,474,976	£5,455,338	£5,399,731	£5,389,790	£5,167,363	£4,944,938
60% LAR : 40% CIR	50%	£3,784,087	£2,963,665	£2,928,336	£2,918,434	£2,697,118	£2,475,802

LB Camden
Local Plan Viability Testing 2023

Resi 6 - 20 Flats

Value Area	Zone C - RP Periphery £2,450 psf
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No Units	20
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		PL

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£16,634,541	£15,074,279	£15,074,249	£15,007,305	£14,779,988	£14,582,669
60% LAR : 40% CIR	8%	£15,071,459	£13,630,159	£13,573,682	£13,563,597	£13,337,690	£13,111,762
60% LAR : 40% CIR	12%	£14,286,075	£12,906,286	£12,849,969	£12,839,911	£12,614,643	£12,389,375
60% LAR : 40% CIR	14%	£13,895,928	£12,543,901	£12,487,659	£12,477,615	£12,252,650	£12,027,685
60% LAR : 40% CIR	18%	£13,110,726	£11,819,238	£11,762,140	£11,752,120	£11,527,129	£11,303,338
60% LAR : 40% CIR	20%	£12,717,674	£11,454,983	£11,398,933	£11,388,924	£11,164,864	£10,940,684
60% LAR : 40% CIR	24%	£11,930,675	£10,727,533	£10,671,630	£10,661,641	£10,438,031	£10,214,421
60% LAR : 40% CIR	26%	£11,536,730	£10,363,379	£10,307,636	£10,297,657	£10,074,186	£9,850,614
60% LAR : 40% CIR	30%	£10,747,854	£9,634,201	£9,578,469	£9,568,508	£9,345,162	£9,122,657
60% LAR : 40% CIR	35%	£9,760,339	£8,721,107	£8,665,500	£8,655,559	£8,433,133	£8,210,707
60% LAR : 40% CIR	50%	£6,786,695	£5,971,202	£5,915,874	£5,905,972	£5,684,656	£5,463,340

Residual Land values compared to benchmark land values

Higher Value Secondary Offices	£97,649,000
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Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£8,869,641	£5,309,379	£5,292,549	£5,242,405	£5,015,088	£4,787,769
60% LAR : 40% CIR	0%	£5,306,559	£3,865,259	£3,808,782	£3,798,097	£3,572,790	£3,346,862
60% LAR : 40% CIR	12%	£4,523,375	£3,141,586	£3,085,089	£3,075,011	£2,849,743	£2,624,475
60% LAR : 40% CIR	14%	£4,131,028	£2,779,001	£2,722,759	£2,712,715	£2,487,750	£2,262,785
60% LAR : 40% CIR	18%	£3,345,926	£2,053,338	£1,997,240	£1,987,220	£1,762,829	£1,538,438
60% LAR : 40% CIR	20%	£2,952,774	£1,690,663	£1,634,033	£1,624,024	£1,399,934	£1,175,784
60% LAR : 40% CIR	24%	£2,165,775	£962,633	£906,730	£896,741	£673,131	£449,521
60% LAR : 40% CIR	26%	£1,771,830	£598,479	£542,636	£532,657	£309,286	£86,914
60% LAR : 40% CIR	30%	£953,654	£130,891	£186,431	£196,292	£161,614	£69,343
60% LAR : 40% CIR	35%	£4,561	£1,043,793	£1,099,400	£1,109,341	£1,313,767	£1,514,183
60% LAR : 40% CIR	50%	£2,076,205	£2,793,658	£3,849,028	£3,858,928	£4,080,244	£4,301,560

Residual Land values compared to benchmark land values

Medium Value Secondary Offices	£57,186,000
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Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£10,915,941	£9,355,679	£9,298,849	£9,288,705	£9,061,388	£8,834,069
60% LAR : 40% CIR	0%	£9,352,859	£7,911,559	£7,855,082	£7,844,997	£7,619,680	£7,393,162
60% LAR : 40% CIR	12%	£8,569,475	£7,187,686	£7,131,389	£7,121,311	£6,896,043	£6,670,775
60% LAR : 40% CIR	14%	£8,177,328	£6,825,301	£6,769,059	£6,759,015	£6,534,050	£6,309,085
60% LAR : 40% CIR	18%	£7,392,126	£5,099,638	£5,043,340	£5,033,320	£4,808,129	£4,583,738
60% LAR : 40% CIR	20%	£6,999,074	£4,736,363	£4,680,333	£4,670,324	£4,445,204	£4,220,984
60% LAR : 40% CIR	24%	£6,212,075	£3,008,933	£2,953,030	£2,943,041	£2,718,431	£2,493,821
60% LAR : 40% CIR	26%	£5,818,130	£2,644,779	£2,588,936	£2,578,957	£2,354,586	£2,130,214
60% LAR : 40% CIR	30%	£4,629,354	£1,915,619	£1,860,869	£1,850,908	£1,626,182	£1,401,657
60% LAR : 40% CIR	35%	£4,041,739	£3,002,507	£2,946,900	£2,936,959	£2,714,533	£2,492,107
60% LAR : 40% CIR	50%	£1,068,095	£252,602	£197,274	£187,372	£33,944	£285,960

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space	£40,420,000
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Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£12,592,541	£11,032,279	£10,975,449	£10,965,305	£10,737,988	£10,510,669
60% LAR : 40% CIR	0%	£9,352,859	£7,911,559	£7,855,082	£7,844,997	£7,619,680	£7,393,162
60% LAR : 40% CIR	12%	£8,569,475	£7,187,686	£7,131,389	£7,121,311	£6,896,043	£6,670,775
60% LAR : 40% CIR	14%	£8,177,328	£6,825,301	£6,769,059	£6,759,015	£6,534,050	£6,309,085
60% LAR : 40% CIR	18%	£7,392,126	£5,099,638	£5,043,340	£5,033,320	£4,808,129	£4,583,738
60% LAR : 40% CIR	20%	£6,999,074	£4,736,363	£4,680,333	£4,670,324	£4,445,204	£4,220,984
60% LAR : 40% CIR	24%	£6,212,075	£3,008,933	£2,953,030	£2,943,041	£2,718,431	£2,493,821
60% LAR : 40% CIR	26%	£5,818,130	£2,644,779	£2,588,936	£2,578,957	£2,354,586	£2,130,214
60% LAR : 40% CIR	30%	£4,629,354	£1,915,619	£1,860,869	£1,850,908	£1,626,182	£1,401,657
60% LAR : 40% CIR	35%	£4,041,739	£3,002,507	£2,946,900	£2,936,959	£2,714,533	£2,492,107
60% LAR : 40% CIR	50%	£2,744,695	£252,602	£197,274	£187,372	£33,944	£285,960

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution	£20,691,000
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Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£14,374,441	£13,014,719	£12,987,249	£12,977,205	£12,749,888	£12,522,569
60% LAR : 40% CIR	0%	£13,011,353	£11,570,059	£11,513,582	£11,503,497	£11,278,180	£11,052,862
60% LAR : 40% CIR	12%	£12,227,975	£10,846,186	£10,789,869	£10,779,811	£10,554,543	£10,329,275
60% LAR : 40% CIR	14%	£11,835,828	£10,483,801	£10,427,559	£10,417,515	£10,192,550	£9,967,585
60% LAR : 40% CIR	18%	£11,050,626	£9,758,138	£9,701,840	£9,691,820	£9,466,860	£9,241,895
60% LAR : 40% CIR	20%	£10,657,574	£9,394,863	£9,338,633	£9,328,624	£9,104,704	£8,880,584
60% LAR : 40% CIR	24%	£9,872,375	£8,667,433	£8,611,530	£8,601,541	£8,377,931	£8,154,321
60% LAR : 40% CIR	26%	£9,478,630	£8,303,279	£8,247,436	£8,237,457	£8,014,086	£7,790,714
60% LAR : 40% CIR	30%	£8,687,854	£7,574,101	£7,518,369	£7,508,408	£7,285,482	£7,062,557
60% LAR : 40% CIR	35%	£7,700,239	£6,661,007	£6,605,400	£6,595,459	£6,373,033	£6,150,607
60% LAR : 40% CIR	50%	£4,726,995	£3,911,102	£3,855,774	£3,845,872	£3,624,556	£3,403,240

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone C - £1,050 paf
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No Units	30
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£14,157,981	£11,892,401	£11,829,345	£11,814,278	£11,562,052	£11,309,827
60% LAR : 40% CIR	5%	£13,428,279	£11,267,199	£11,204,142	£11,189,076	£10,936,850	£10,684,624
60% LAR : 40% CIR	10%	£12,698,577	£10,641,996	£10,578,940	£10,563,873	£10,311,648	£10,059,422
60% LAR : 40% CIR	15%	£11,968,875	£10,016,794	£9,953,738	£9,938,671	£9,686,446	£9,434,220
60% LAR : 40% CIR	20%	£11,239,173	£9,391,593	£9,326,536	£9,311,469	£9,059,243	£8,807,018
60% LAR : 40% CIR	25%	£10,509,471	£8,766,390	£8,701,334	£8,686,267	£8,434,041	£8,181,816
60% LAR : 40% CIR	30%	£9,779,771	£8,141,188	£8,076,131	£8,061,064	£7,808,838	£7,556,613
60% LAR : 40% CIR	35%	£9,050,069	£7,515,985	£7,450,929	£7,435,861	£7,183,636	£6,931,411
60% LAR : 40% CIR	40%	£8,320,367	£6,890,783	£6,825,727	£6,810,660	£6,558,434	£6,306,209
60% LAR : 40% CIR	45%	£7,590,665	£6,265,581	£6,200,524	£6,185,457	£5,933,231	£5,681,006
60% LAR : 40% CIR	50%	£6,860,963	£5,640,378	£5,575,322	£5,560,255	£5,308,029	£5,057,804

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,393,081	£2,127,501	£2,064,445	£2,049,378	£1,797,152	£1,544,927
60% LAR : 40% CIR	5%	£3,663,379	£1,502,299	£1,441,242	£1,426,176	£1,173,950	£981,724
60% LAR : 40% CIR	10%	£2,933,677	£877,096	£814,040	£798,973	£546,748	£294,522
60% LAR : 40% CIR	15%	£2,203,975	£251,894	£188,838	£173,771	£-78,454	£-330,660
60% LAR : 40% CIR	20%	£1,474,273	£-373,307	£-436,364	£-451,431	£-703,697	£-955,892
60% LAR : 40% CIR	25%	£744,571	£-968,470	£-1,031,528	£-1,046,595	£-1,298,839	£-1,554,084
60% LAR : 40% CIR	30%	£14,871	£-1,623,712	£-1,686,769	£-1,701,836	£-1,957,080	£-2,206,287
60% LAR : 40% CIR	35%	£-714,831	£-2,248,819	£-2,311,871	£-2,327,039	£-2,579,284	£-2,831,489
60% LAR : 40% CIR	40%	£-1,444,533	£-2,874,117	£-2,937,173	£-2,952,241	£-3,204,486	£-3,456,692
60% LAR : 40% CIR	45%	£-2,174,235	£-3,499,319	£-3,562,376	£-3,577,443	£-3,829,689	£-4,081,894
60% LAR : 40% CIR	50%	£-2,903,937	£-4,124,522	£-4,187,578	£-4,202,645	£-4,454,871	£-4,707,076

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,439,381	£6,173,801	£6,110,745	£6,095,678	£5,843,452	£5,591,227
60% LAR : 40% CIR	5%	£7,709,679	£5,548,599	£5,485,543	£5,470,476	£5,218,250	£4,966,024
60% LAR : 40% CIR	10%	£6,979,977	£4,923,396	£4,860,340	£4,845,273	£4,593,048	£4,340,822
60% LAR : 40% CIR	15%	£6,250,275	£4,298,194	£4,235,138	£4,220,071	£3,967,846	£3,715,620
60% LAR : 40% CIR	20%	£5,520,573	£3,672,993	£3,609,936	£3,594,869	£3,342,643	£3,090,418
60% LAR : 40% CIR	25%	£4,790,871	£3,047,790	£2,984,734	£2,969,667	£2,717,441	£2,465,216
60% LAR : 40% CIR	30%	£4,061,171	£2,422,588	£2,359,531	£2,344,464	£2,092,238	£1,840,013
60% LAR : 40% CIR	35%	£3,331,469	£1,797,385	£1,734,329	£1,719,261	£1,467,036	£1,214,811
60% LAR : 40% CIR	40%	£2,601,767	£1,172,183	£1,109,127	£1,094,059	£841,834	£589,608
60% LAR : 40% CIR	45%	£1,872,065	£546,981	£483,924	£468,857	£216,631	£-35,594
60% LAR : 40% CIR	50%	£1,142,363	£-78,222	£-141,278	£-156,345	£-408,671	£-660,706

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£10,115,981	£7,850,401	£7,787,345	£7,772,278	£7,520,052	£7,267,827
60% LAR : 40% CIR	5%	£9,386,279	£7,225,199	£7,162,142	£7,147,076	£6,894,850	£6,642,624
60% LAR : 40% CIR	10%	£8,656,577	£6,599,996	£6,536,940	£6,521,873	£6,269,648	£6,017,422
60% LAR : 40% CIR	15%	£7,926,875	£5,974,794	£5,911,738	£5,896,671	£5,644,446	£5,392,220
60% LAR : 40% CIR	20%	£7,197,173	£5,349,593	£5,286,536	£5,271,469	£5,019,243	£4,767,018
60% LAR : 40% CIR	25%	£6,467,471	£4,724,390	£4,661,334	£4,646,267	£4,394,041	£4,141,816
60% LAR : 40% CIR	30%	£5,737,771	£4,099,188	£4,036,131	£4,021,064	£3,768,838	£3,516,613
60% LAR : 40% CIR	35%	£5,008,069	£3,473,985	£3,410,929	£3,395,861	£3,143,636	£2,891,411
60% LAR : 40% CIR	40%	£4,278,367	£2,848,783	£2,785,727	£2,770,660	£2,518,434	£2,266,209
60% LAR : 40% CIR	45%	£3,548,665	£2,223,581	£2,160,524	£2,145,457	£1,893,231	£1,641,006
60% LAR : 40% CIR	50%	£2,818,963	£1,598,378	£1,535,322	£1,520,255	£1,268,029	£1,015,804

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£12,091,281	£9,832,301	£9,769,245	£9,754,178	£9,501,952	£9,249,727
60% LAR : 40% CIR	5%	£11,361,579	£9,207,099	£9,144,042	£9,128,976	£8,876,750	£8,624,524
60% LAR : 40% CIR	10%	£10,631,877	£8,581,896	£8,518,840	£8,503,773	£8,251,548	£7,999,322
60% LAR : 40% CIR	15%	£9,902,175	£7,956,694	£7,893,638	£7,878,571	£7,626,346	£7,374,120
60% LAR : 40% CIR	20%	£9,172,473	£7,331,493	£7,268,436	£7,253,369	£7,001,143	£6,748,918
60% LAR : 40% CIR	25%	£8,442,771	£6,706,290	£6,643,234	£6,628,167	£6,375,941	£6,123,716
60% LAR : 40% CIR	30%	£7,713,069	£6,081,088	£6,018,031	£6,002,964	£5,750,738	£5,498,513
60% LAR : 40% CIR	35%	£6,983,367	£5,455,885	£5,392,829	£5,377,761	£5,125,536	£4,873,311
60% LAR : 40% CIR	40%	£6,253,665	£4,830,683	£4,767,627	£4,752,559	£4,500,334	£4,248,108
60% LAR : 40% CIR	45%	£5,523,963	£4,205,481	£4,142,424	£4,127,357	£3,875,131	£3,622,906
60% LAR : 40% CIR	50%	£4,800,963	£3,580,278	£3,517,222	£3,502,155	£3,249,929	£2,997,704

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone C - £1,150 psf
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No Units	30
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£16,165,487	£13,876,844	£13,814,735	£13,799,895	£13,549,401	£13,297,175
60% LAR - 40% CIR	5%	£15,335,410	£13,152,972	£13,080,464	£13,075,623	£12,824,831	£12,572,605
60% LAR - 40% CIR	10%	£14,505,333	£12,428,300	£12,366,192	£12,351,350	£12,100,261	£11,848,036
60% LAR - 40% CIR	15%	£13,675,256	£11,704,029	£11,641,920	£11,627,079	£11,375,692	£11,123,466
60% LAR - 40% CIR	20%	£12,845,179	£10,979,757	£10,917,648	£10,902,807	£10,651,122	£10,398,896
60% LAR - 40% CIR	25%	£12,015,102	£10,255,485	£10,193,376	£10,178,535	£9,926,850	£9,674,327
60% LAR - 40% CIR	30%	£11,185,024	£9,531,214	£9,469,104	£9,454,263	£9,202,578	£8,949,757
60% LAR - 40% CIR	35%	£10,354,948	£8,806,941	£8,744,795	£8,729,954	£8,477,412	£8,224,187
60% LAR - 40% CIR	40%	£9,524,870	£8,082,669	£8,020,139	£8,005,298	£7,752,843	£7,500,018
60% LAR - 40% CIR	45%	£8,694,793	£7,358,397	£7,295,566	£7,280,725	£7,028,270	£6,774,044
60% LAR - 40% CIR	50%	£7,864,716	£6,634,052	£6,570,996	£6,555,929	£6,303,703	£6,051,478

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£8,400,587	£4,111,944	£4,049,835	£4,034,995	£3,784,501	£3,532,275
60% LAR - 40% CIR	5%	£8,570,510	£3,387,872	£3,325,964	£3,310,723	£3,060,931	£2,807,705
60% LAR - 40% CIR	10%	£4,740,433	£2,663,400	£2,601,292	£2,586,450	£2,336,361	£2,083,136
60% LAR - 40% CIR	15%	£3,910,356	£1,939,129	£1,877,020	£1,862,179	£1,612,792	£1,359,566
60% LAR - 40% CIR	20%	£3,080,279	£1,214,857	£1,152,748	£1,137,907	£886,222	£633,096
60% LAR - 40% CIR	25%	£2,250,202	£490,585	£428,476	£413,635	£161,652	£90,827
60% LAR - 40% CIR	30%	£1,420,124	£-233,686	£-295,796	£-310,692	£-562,917	£-815,143
60% LAR - 40% CIR	35%	£590,048	£-997,999	£-1,020,195	£-1,035,281	£-1,287,488	£-1,539,713
60% LAR - 40% CIR	40%	£-980,989	£-1,862,311	£-1,744,764	£-1,730,862	£-2,012,057	£-2,264,282
60% LAR - 40% CIR	45%	£-1,070,107	£-2,406,503	£-2,469,334	£-2,484,401	£-2,736,626	£-2,988,852
60% LAR - 40% CIR	50%	£-1,900,184	£-3,130,848	£-3,193,904	£-3,208,971	£-3,461,197	£-3,713,422

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£10,446,887	£8,158,244	£8,096,135	£8,081,295	£7,830,801	£7,578,575
60% LAR - 40% CIR	5%	£9,616,810	£7,433,972	£7,371,964	£7,357,023	£7,106,231	£6,854,005
60% LAR - 40% CIR	10%	£8,786,733	£6,709,700	£6,647,592	£6,632,750	£6,381,661	£6,129,436
60% LAR - 40% CIR	15%	£7,956,656	£5,985,429	£5,923,320	£5,908,479	£5,657,092	£5,404,866
60% LAR - 40% CIR	20%	£7,126,579	£5,261,157	£5,199,048	£5,184,207	£4,932,520	£4,680,294
60% LAR - 40% CIR	25%	£6,296,502	£4,536,885	£4,474,776	£4,459,935	£4,207,952	£3,955,727
60% LAR - 40% CIR	30%	£5,466,424	£3,812,614	£3,750,504	£3,735,663	£3,483,383	£3,231,157
60% LAR - 40% CIR	35%	£4,636,348	£3,088,341	£3,026,105	£3,011,039	£2,758,812	£2,506,587
60% LAR - 40% CIR	40%	£3,806,270	£2,364,069	£2,301,136	£2,286,468	£2,034,243	£1,782,018
60% LAR - 40% CIR	45%	£2,976,193	£1,639,797	£1,576,966	£1,561,899	£1,309,674	£1,057,448
60% LAR - 40% CIR	50%	£2,146,116	£915,452	£852,396	£837,329	£585,103	£332,878

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£12,123,487	£9,834,844	£9,772,735	£9,757,895	£9,507,401	£9,255,175
60% LAR - 40% CIR	5%	£11,293,410	£9,110,572	£9,048,464	£9,033,623	£8,783,131	£8,530,905
60% LAR - 40% CIR	10%	£10,463,333	£8,386,300	£8,324,192	£8,309,350	£8,058,261	£7,806,036
60% LAR - 40% CIR	15%	£9,633,256	£7,662,029	£7,599,920	£7,585,079	£7,333,692	£7,081,466
60% LAR - 40% CIR	20%	£8,803,179	£6,937,757	£6,875,648	£6,860,807	£6,609,122	£6,356,896
60% LAR - 40% CIR	25%	£7,973,102	£6,213,485	£6,151,376	£6,136,535	£5,884,552	£5,632,327
60% LAR - 40% CIR	30%	£7,143,024	£5,489,214	£5,427,104	£5,412,263	£5,160,278	£4,907,757
60% LAR - 40% CIR	35%	£6,312,948	£4,764,941	£4,702,795	£4,687,954	£4,435,412	£4,182,187
60% LAR - 40% CIR	40%	£5,482,870	£4,040,669	£3,978,139	£3,963,298	£3,710,843	£3,458,618
60% LAR - 40% CIR	45%	£4,652,793	£3,316,397	£3,253,566	£3,238,499	£2,986,274	£2,734,048
60% LAR - 40% CIR	50%	£3,822,716	£2,592,052	£2,528,996	£2,513,929	£2,261,703	£2,009,478

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£14,192,387	£11,876,144	£11,754,835	£11,739,795	£11,489,301	£11,237,075
60% LAR - 40% CIR	5%	£13,376,310	£11,082,472	£11,030,364	£11,015,523	£10,764,731	£10,512,505
60% LAR - 40% CIR	10%	£12,445,233	£10,368,200	£10,306,092	£10,291,250	£10,040,161	£9,787,936
60% LAR - 40% CIR	15%	£11,615,156	£9,643,929	£9,581,820	£9,566,979	£9,315,592	£9,063,366
60% LAR - 40% CIR	20%	£10,785,079	£8,919,657	£8,857,548	£8,842,707	£8,591,022	£8,338,796
60% LAR - 40% CIR	25%	£9,955,002	£8,195,385	£8,133,276	£8,118,435	£7,866,452	£7,614,227
60% LAR - 40% CIR	30%	£9,124,924	£7,471,114	£7,409,004	£7,394,163	£7,141,883	£6,889,657
60% LAR - 40% CIR	35%	£8,294,848	£6,746,841	£6,684,732	£6,669,891	£6,417,112	£6,164,887
60% LAR - 40% CIR	40%	£7,464,770	£6,022,569	£5,960,460	£5,945,619	£5,692,743	£5,440,518
60% LAR - 40% CIR	45%	£6,634,693	£5,298,297	£5,236,188	£5,221,347	£4,968,174	£4,715,948
60% LAR - 40% CIR	50%	£5,804,616	£4,573,952	£4,511,843	£4,496,929	£4,243,603	£3,991,378

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone C - £1,350 psf
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No Units	30
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£20,180,500	£17,827,656	£17,785,547	£17,750,706	£17,502,272	£17,253,837
60% LAR - 40% CIR	10%	£19,340,972	£16,805,843	£16,843,735	£16,828,894	£16,580,459	£16,332,024
60% LAR - 40% CIR	15%	£18,118,844	£15,984,031	£15,921,923	£15,907,081	£15,658,647	£15,410,212
60% LAR - 40% CIR	20%	£17,088,017	£15,062,219	£15,000,110	£14,985,269	£14,736,834	£14,488,399
60% LAR - 40% CIR	25%	£16,057,188	£14,140,407	£14,078,298	£14,063,457	£13,815,022	£13,566,587
60% LAR - 40% CIR	30%	£15,026,361	£13,218,594	£13,156,485	£13,141,645	£12,893,210	£12,644,775
60% LAR - 40% CIR	35%	£13,995,534	£12,296,782	£12,234,672	£12,219,832	£11,971,397	£11,722,963
60% LAR - 40% CIR	40%	£12,964,705	£11,374,969	£11,312,860	£11,298,020	£11,049,585	£10,801,150
60% LAR - 40% CIR	45%	£11,933,878	£10,453,156	£10,391,048	£10,376,207	£10,127,773	£9,879,338
60% LAR - 40% CIR	50%	£10,903,050	£9,531,344	£9,469,236	£9,454,394	£9,205,960	£8,957,525
60% LAR - 40% CIR	50%	£9,872,222	£8,609,532	£8,547,423	£8,532,582	£8,284,147	£8,035,712

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£10,415,600	£8,062,756	£8,000,647	£7,985,806	£7,737,372	£7,488,937
60% LAR - 40% CIR	5%	£9,384,772	£7,140,943	£7,078,834	£7,063,994	£6,815,559	£6,567,124
60% LAR - 40% CIR	10%	£8,353,944	£6,219,131	£6,157,022	£6,142,181	£5,893,747	£5,645,312
60% LAR - 40% CIR	15%	£7,323,117	£5,297,319	£5,235,210	£5,220,369	£4,971,934	£4,723,499
60% LAR - 40% CIR	20%	£6,292,288	£4,375,507	£4,313,398	£4,298,557	£4,050,122	£3,801,687
60% LAR - 40% CIR	25%	£5,261,461	£3,453,694	£3,391,585	£3,376,745	£3,128,310	£2,879,875
60% LAR - 40% CIR	30%	£4,230,634	£2,531,882	£2,469,772	£2,454,932	£2,206,497	£1,958,063
60% LAR - 40% CIR	35%	£3,199,805	£1,610,069	£1,547,960	£1,533,120	£1,284,685	£1,036,250
60% LAR - 40% CIR	40%	£2,168,978	£689,256	£626,146	£611,307	£362,872	£114,438
60% LAR - 40% CIR	45%	£1,138,150	£-233,556	£-295,664	£-310,506	£-562,040	£-807,575
60% LAR - 40% CIR	50%	£107,322	£-1,155,368	£-1,217,477	£-1,232,318	£-1,480,753	£-1,729,188

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£14,481,900	£12,109,056	£12,046,947	£12,032,106	£11,783,672	£11,535,237
60% LAR - 40% CIR	5%	£13,451,072	£11,187,243	£11,125,134	£11,110,294	£10,861,859	£10,613,424
60% LAR - 40% CIR	10%	£12,420,244	£10,265,431	£10,203,322	£10,188,481	£9,940,047	£9,691,612
60% LAR - 40% CIR	15%	£11,389,417	£9,343,619	£9,281,510	£9,266,669	£9,018,234	£8,769,799
60% LAR - 40% CIR	20%	£10,358,588	£8,421,807	£8,359,698	£8,344,857	£8,096,422	£7,847,987
60% LAR - 40% CIR	25%	£9,327,761	£7,499,994	£7,437,885	£7,423,045	£7,174,610	£6,926,175
60% LAR - 40% CIR	30%	£8,296,934	£6,578,182	£6,516,072	£6,501,232	£6,252,797	£6,004,363
60% LAR - 40% CIR	35%	£7,266,105	£5,656,369	£5,594,260	£5,579,420	£5,330,985	£5,082,550
60% LAR - 40% CIR	40%	£6,235,278	£4,734,556	£4,672,448	£4,657,607	£4,409,173	£4,160,738
60% LAR - 40% CIR	45%	£5,204,450	£3,812,744	£3,750,636	£3,735,794	£3,487,360	£3,238,925
60% LAR - 40% CIR	50%	£4,173,622	£2,890,932	£2,828,823	£2,813,982	£2,565,547	£2,317,112

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£16,138,500	£13,785,656	£13,723,547	£13,708,706	£13,460,272	£13,211,837
60% LAR - 40% CIR	5%	£15,107,672	£12,863,843	£12,801,734	£12,786,894	£12,538,459	£12,290,024
60% LAR - 40% CIR	10%	£14,076,844	£11,942,031	£11,879,922	£11,865,081	£11,616,647	£11,368,212
60% LAR - 40% CIR	15%	£13,046,017	£11,020,219	£10,958,110	£10,943,269	£10,694,834	£10,446,399
60% LAR - 40% CIR	20%	£12,015,188	£10,098,407	£10,036,298	£10,021,457	£9,773,022	£9,524,587
60% LAR - 40% CIR	25%	£10,984,361	£9,176,594	£9,114,485	£9,099,645	£8,851,210	£8,602,775
60% LAR - 40% CIR	30%	£9,953,534	£8,254,782	£8,192,672	£8,177,832	£7,929,397	£7,680,963
60% LAR - 40% CIR	35%	£8,922,705	£7,332,969	£7,270,860	£7,256,020	£7,007,585	£6,759,150
60% LAR - 40% CIR	40%	£7,891,878	£6,411,156	£6,349,048	£6,334,207	£6,085,773	£5,837,338
60% LAR - 40% CIR	45%	£6,861,050	£5,489,344	£5,427,236	£5,412,394	£5,163,960	£4,915,525
60% LAR - 40% CIR	50%	£5,830,222	£4,567,532	£4,505,423	£4,490,582	£4,242,147	£3,993,712

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£18,120,400	£15,767,556	£15,705,447	£15,690,606	£15,442,172	£15,193,737
60% LAR - 40% CIR	5%	£17,089,572	£14,845,743	£14,783,634	£14,768,794	£14,520,359	£14,271,924
60% LAR - 40% CIR	10%	£16,058,744	£13,923,931	£13,861,822	£13,846,981	£13,598,547	£13,350,112
60% LAR - 40% CIR	15%	£15,027,917	£13,002,119	£12,940,010	£12,925,169	£12,676,734	£12,428,299
60% LAR - 40% CIR	20%	£13,997,088	£12,080,307	£12,018,198	£12,003,357	£11,754,922	£11,506,487
60% LAR - 40% CIR	25%	£12,966,261	£11,158,494	£11,096,385	£11,081,545	£10,833,110	£10,584,675
60% LAR - 40% CIR	30%	£11,935,434	£10,236,682	£10,174,572	£10,159,732	£9,911,297	£9,662,863
60% LAR - 40% CIR	35%	£10,904,605	£9,314,869	£9,252,760	£9,237,920	£8,989,485	£8,741,050
60% LAR - 40% CIR	40%	£9,873,778	£8,393,056	£8,330,948	£8,316,107	£8,067,673	£7,819,238
60% LAR - 40% CIR	45%	£8,842,950	£7,471,244	£7,409,136	£7,394,294	£7,145,860	£6,897,425
60% LAR - 40% CIR	50%	£7,812,122	£6,549,432	£6,487,323	£6,472,482	£6,224,047	£5,975,612

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone C - £1,500 psf
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No Units	30
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£23,191,759	£20,790,765	£20,728,656	£20,713,816	£20,465,361	£20,216,946
60% LAR : 40% CIR	5%	£22,910,368	£19,720,795	£19,668,688	£19,643,848	£19,395,413	£19,146,978
60% LAR : 40% CIR	10%	£20,826,978	£18,650,829	£18,588,720	£18,573,880	£18,325,445	£18,077,011
60% LAR : 40% CIR	15%	£19,847,587	£17,580,861	£17,518,753	£17,503,912	£17,255,477	£17,007,042
60% LAR : 40% CIR	20%	£18,466,198	£16,510,894	£16,448,785	£16,433,944	£16,185,509	£15,937,074
60% LAR : 40% CIR	25%	£17,284,806	£15,440,926	£15,378,817	£15,363,976	£15,115,541	£14,867,106
60% LAR : 40% CIR	30%	£16,103,415	£14,370,958	£14,308,849	£14,294,009	£14,045,574	£13,797,139
60% LAR : 40% CIR	35%	£14,922,025	£13,300,990	£13,238,881	£13,224,041	£12,975,606	£12,727,171
60% LAR : 40% CIR	40%	£13,740,634	£12,231,022	£12,168,913	£12,154,072	£11,905,637	£11,657,202
60% LAR : 40% CIR	45%	£12,559,242	£11,161,054	£11,098,946	£11,084,105	£10,835,670	£10,587,235
60% LAR : 40% CIR	50%	£11,377,852	£10,091,086	£10,028,978	£10,014,137	£9,765,702	£9,517,267

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£13,426,859	£11,025,865	£10,963,756	£10,948,916	£10,700,481	£10,452,046
60% LAR : 40% CIR	5%	£12,245,468	£9,955,896	£9,893,786	£9,878,946	£9,630,511	£9,382,076
60% LAR : 40% CIR	10%	£11,064,078	£8,885,929	£8,823,820	£8,808,980	£8,560,545	£8,312,111
60% LAR : 40% CIR	15%	£9,882,687	£7,815,961	£7,753,853	£7,739,012	£7,490,577	£7,242,142
60% LAR : 40% CIR	20%	£8,701,296	£6,745,994	£6,683,885	£6,669,044	£6,420,609	£6,172,174
60% LAR : 40% CIR	25%	£7,519,906	£5,676,026	£5,613,917	£5,599,076	£5,350,641	£5,102,206
60% LAR : 40% CIR	30%	£6,338,515	£4,606,058	£4,543,949	£4,529,109	£4,280,674	£4,032,239
60% LAR : 40% CIR	35%	£5,157,125	£3,536,090	£3,473,981	£3,459,141	£3,210,706	£2,962,271
60% LAR : 40% CIR	40%	£3,975,734	£2,466,122	£2,404,013	£2,389,172	£2,140,737	£1,892,302
60% LAR : 40% CIR	45%	£2,794,342	£1,396,154	£1,334,046	£1,319,205	£1,070,770	£822,335
60% LAR : 40% CIR	50%	£1,612,952	£326,186	£264,078	£249,237	£902	£247,633

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£17,473,159	£15,072,165	£15,010,056	£14,995,216	£14,746,781	£14,498,346
60% LAR : 40% CIR	5%	£16,291,768	£14,002,198	£13,940,088	£13,925,248	£13,676,813	£13,428,378
60% LAR : 40% CIR	10%	£15,110,378	£12,932,229	£12,870,120	£12,855,280	£12,606,845	£12,358,411
60% LAR : 40% CIR	15%	£13,928,987	£11,862,261	£11,800,153	£11,785,312	£11,536,877	£11,288,442
60% LAR : 40% CIR	20%	£12,747,596	£10,792,294	£10,730,185	£10,715,344	£10,466,909	£10,218,474
60% LAR : 40% CIR	25%	£11,566,206	£9,722,326	£9,660,217	£9,645,376	£9,396,941	£9,148,506
60% LAR : 40% CIR	30%	£10,384,815	£8,652,358	£8,590,249	£8,575,409	£8,326,974	£8,078,539
60% LAR : 40% CIR	35%	£9,203,425	£7,582,390	£7,520,281	£7,505,441	£7,257,006	£7,008,571
60% LAR : 40% CIR	40%	£8,022,034	£6,512,422	£6,450,313	£6,435,472	£6,187,037	£5,938,602
60% LAR : 40% CIR	45%	£6,840,642	£5,442,454	£5,380,346	£5,365,505	£5,117,070	£4,868,635
60% LAR : 40% CIR	50%	£5,659,252	£4,372,486	£4,310,378	£4,295,537	£4,047,102	£3,798,667

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£19,149,759	£16,748,765	£16,686,656	£16,671,816	£16,423,381	£16,174,946
60% LAR : 40% CIR	5%	£18,291,368	£15,002,198	£14,940,088	£14,925,248	£14,676,813	£14,428,378
60% LAR : 40% CIR	10%	£16,786,978	£14,008,829	£13,946,720	£13,931,880	£13,683,445	£13,435,011
60% LAR : 40% CIR	15%	£15,605,587	£13,038,861	£12,976,753	£12,961,912	£12,713,477	£12,465,042
60% LAR : 40% CIR	20%	£14,424,198	£12,068,894	£12,006,785	£12,001,944	£11,753,509	£11,505,074
60% LAR : 40% CIR	25%	£13,242,806	£11,098,926	£11,036,817	£11,032,076	£10,783,641	£10,535,206
60% LAR : 40% CIR	30%	£12,061,415	£10,128,958	£10,066,849	£10,062,009	£9,813,574	£9,565,139
60% LAR : 40% CIR	35%	£10,880,025	£9,158,990	£9,096,881	£9,092,041	£8,843,606	£8,595,171
60% LAR : 40% CIR	40%	£9,698,634	£8,189,022	£8,126,913	£8,122,072	£7,873,637	£7,625,202
60% LAR : 40% CIR	45%	£8,517,242	£7,219,054	£7,156,946	£7,152,105	£6,903,670	£6,655,235
60% LAR : 40% CIR	50%	£7,335,852	£6,249,086	£6,186,978	£6,182,137	£5,933,702	£5,685,267

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£21,131,659	£18,730,665	£18,668,556	£18,653,716	£18,405,281	£18,156,846
60% LAR : 40% CIR	5%	£19,950,268	£17,060,698	£17,008,588	£17,003,748	£16,755,313	£16,506,878
60% LAR : 40% CIR	10%	£18,768,878	£16,090,729	£16,028,620	£16,013,780	£15,765,345	£15,516,911
60% LAR : 40% CIR	15%	£17,587,487	£15,120,761	£15,058,653	£15,043,812	£14,795,377	£14,546,942
60% LAR : 40% CIR	20%	£16,406,096	£14,150,794	£14,088,685	£14,073,844	£13,825,409	£13,576,974
60% LAR : 40% CIR	25%	£15,224,706	£13,180,826	£13,118,717	£13,103,876	£12,855,441	£12,607,006
60% LAR : 40% CIR	30%	£14,043,315	£12,210,858	£12,148,749	£12,133,909	£11,885,474	£11,637,039
60% LAR : 40% CIR	35%	£12,861,925	£11,240,890	£11,178,781	£11,163,941	£10,915,506	£10,667,071
60% LAR : 40% CIR	40%	£11,680,534	£10,270,922	£10,208,813	£10,193,972	£9,945,537	£9,697,102
60% LAR : 40% CIR	45%	£10,499,142	£9,300,954	£9,238,846	£9,224,005	£8,975,570	£8,727,135
60% LAR : 40% CIR	50%	£9,317,752	£8,330,986	£8,268,878	£8,254,037	£7,995,602	£7,747,167

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone C - £1,750 psf
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No Units	30
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£28,210,525	£25,729,279	£25,667,171	£25,652,331	£25,403,896	£25,155,461
60% LAR - 40% CIR	5%	£26,776,196	£24,412,386	£24,350,277	£24,335,437	£24,087,002	£23,838,567
60% LAR - 40% CIR	10%	£25,345,867	£23,095,492	£23,033,384	£23,018,543	£22,770,109	£22,521,674
60% LAR - 40% CIR	15%	£23,913,538	£21,778,599	£21,716,490	£21,701,650	£21,453,215	£21,204,780
60% LAR - 40% CIR	20%	£22,481,209	£20,461,706	£20,399,596	£20,384,756	£20,136,321	£19,887,887
60% LAR - 40% CIR	25%	£21,048,880	£19,144,812	£19,082,703	£19,067,863	£18,819,428	£18,570,993
60% LAR - 40% CIR	30%	£19,616,551	£17,827,919	£17,765,809	£17,750,969	£17,502,534	£17,254,099
60% LAR - 40% CIR	35%	£18,184,222	£16,511,025	£16,448,916	£16,434,075	£16,185,640	£15,937,205
60% LAR - 40% CIR	40%	£16,751,893	£15,194,131	£15,132,022	£15,117,182	£14,868,747	£14,620,312
60% LAR - 40% CIR	45%	£15,319,564	£13,877,238	£13,815,128	£13,800,288	£13,551,853	£13,303,418
60% LAR - 40% CIR	50%	£13,887,235	£12,560,344	£12,498,235	£12,483,394	£12,234,960	£11,986,525

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£18,445,625	£15,964,379	£15,902,271	£15,887,431	£15,638,996	£15,390,561
60% LAR - 40% CIR	0%	£17,013,296	£14,647,486	£14,585,377	£14,570,537	£14,322,102	£14,073,667
60% LAR - 40% CIR	5%	£15,580,967	£13,330,592	£13,268,484	£13,253,643	£13,005,209	£12,756,774
60% LAR - 40% CIR	10%	£14,148,638	£12,013,699	£11,951,590	£11,936,750	£11,688,315	£11,439,880
60% LAR - 40% CIR	15%	£12,716,309	£10,696,806	£10,634,696	£10,619,856	£10,371,421	£10,122,987
60% LAR - 40% CIR	20%	£11,283,980	£9,379,912	£9,317,803	£9,302,963	£9,054,528	£8,806,093
60% LAR - 40% CIR	25%	£9,851,651	£8,063,019	£8,000,909	£7,986,069	£7,737,634	£7,489,199
60% LAR - 40% CIR	30%	£8,419,322	£6,746,125	£6,684,016	£6,669,175	£6,420,740	£6,172,305
60% LAR - 40% CIR	35%	£6,986,993	£5,429,231	£5,367,122	£5,352,282	£5,103,847	£4,855,412
60% LAR - 40% CIR	40%	£5,554,664	£4,112,338	£4,050,228	£4,035,388	£3,786,953	£3,538,518
60% LAR - 40% CIR	45%	£4,122,335	£2,795,444	£2,733,335	£2,718,494	£2,470,060	£2,221,625

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£22,491,925	£20,010,679	£19,948,571	£19,933,731	£19,685,296	£19,436,861
60% LAR - 40% CIR	0%	£21,059,596	£18,693,786	£18,631,677	£18,616,837	£18,368,402	£18,119,967
60% LAR - 40% CIR	5%	£19,627,267	£17,376,892	£17,314,784	£17,299,943	£17,051,509	£16,803,074
60% LAR - 40% CIR	10%	£18,194,938	£16,059,999	£15,997,890	£15,983,050	£15,734,615	£15,486,180
60% LAR - 40% CIR	15%	£16,762,609	£14,743,106	£14,680,996	£14,666,156	£14,417,721	£14,169,287
60% LAR - 40% CIR	20%	£15,330,280	£13,426,212	£13,364,103	£13,349,263	£13,100,828	£12,852,393
60% LAR - 40% CIR	25%	£13,897,951	£12,109,319	£12,047,209	£12,032,369	£11,783,934	£11,535,499
60% LAR - 40% CIR	30%	£12,465,622	£10,792,425	£10,730,316	£10,715,475	£10,467,040	£10,218,605
60% LAR - 40% CIR	35%	£11,033,293	£9,475,531	£9,413,422	£9,398,582	£9,150,147	£8,901,712
60% LAR - 40% CIR	40%	£9,600,964	£8,158,638	£8,096,528	£8,081,688	£7,833,253	£7,584,818
60% LAR - 40% CIR	45%	£8,168,635	£6,841,744	£6,779,635	£6,764,794	£6,516,360	£6,267,925

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£24,168,525	£21,687,279	£21,625,171	£21,610,331	£21,361,896	£21,113,461
60% LAR - 40% CIR	0%	£22,736,196	£20,256,386	£20,194,277	£20,179,437	£19,930,002	£19,680,567
60% LAR - 40% CIR	5%	£21,303,867	£18,939,492	£18,877,384	£18,862,543	£18,613,109	£18,363,674
60% LAR - 40% CIR	10%	£19,871,538	£17,622,599	£17,560,490	£17,545,650	£17,296,215	£17,046,780
60% LAR - 40% CIR	15%	£18,439,209	£16,305,706	£16,243,596	£16,228,756	£15,979,321	£15,729,887
60% LAR - 40% CIR	20%	£17,006,880	£15,028,812	£14,966,703	£14,951,863	£14,702,428	£14,452,993
60% LAR - 40% CIR	25%	£15,574,551	£13,751,919	£13,689,809	£13,674,969	£13,425,534	£13,176,099
60% LAR - 40% CIR	30%	£14,142,222	£12,475,025	£12,412,916	£12,398,075	£12,148,640	£11,899,205
60% LAR - 40% CIR	35%	£12,709,893	£11,198,131	£11,136,022	£11,121,182	£10,871,747	£10,622,312
60% LAR - 40% CIR	40%	£11,277,564	£9,921,238	£9,859,128	£9,844,288	£9,594,853	£9,345,418
60% LAR - 40% CIR	45%	£9,845,235	£8,644,344	£8,582,235	£8,567,394	£8,317,960	£8,068,525

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£26,150,525	£23,669,279	£23,607,171	£23,592,331	£23,343,896	£23,095,461
60% LAR - 40% CIR	0%	£24,716,196	£22,235,386	£22,173,277	£22,158,437	£21,909,002	£21,659,567
60% LAR - 40% CIR	5%	£23,281,867	£20,918,492	£20,856,384	£20,841,543	£20,592,109	£20,342,674
60% LAR - 40% CIR	10%	£21,847,538	£19,601,599	£19,539,490	£19,524,650	£19,275,215	£19,025,780
60% LAR - 40% CIR	15%	£20,415,209	£18,284,706	£18,222,596	£18,207,756	£17,958,321	£17,708,887
60% LAR - 40% CIR	20%	£18,982,880	£16,967,812	£16,905,703	£16,890,863	£16,641,428	£16,391,993
60% LAR - 40% CIR	25%	£17,550,551	£15,650,919	£15,588,809	£15,573,969	£15,324,534	£15,075,099
60% LAR - 40% CIR	30%	£16,118,222	£14,334,025	£14,271,916	£14,257,075	£14,007,640	£13,758,205
60% LAR - 40% CIR	35%	£14,685,893	£13,017,131	£12,955,022	£12,940,182	£12,690,747	£12,441,312
60% LAR - 40% CIR	40%	£13,253,564	£11,700,238	£11,638,128	£11,623,288	£11,373,853	£11,124,418
60% LAR - 40% CIR	45%	£11,821,235	£10,383,344	£10,321,235	£10,306,394	£10,056,960	£9,807,525

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone C - £1,900 psf
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No Units	30
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£31,221,785	£28,692,389	£28,630,280	£28,615,439	£28,367,004	£28,118,570
60% LAR : 40% CIR	5%	£29,638,893	£27,227,340	£27,165,231	£27,150,390	£26,901,955	£26,653,521
60% LAR : 40% CIR	10%	£28,056,001	£25,762,291	£25,700,182	£25,685,341	£25,436,906	£25,188,472
60% LAR : 40% CIR	15%	£26,473,109	£24,297,242	£24,235,132	£24,220,292	£23,971,857	£23,723,423
60% LAR : 40% CIR	20%	£24,890,217	£22,832,193	£22,770,083	£22,755,243	£22,506,808	£22,258,374
60% LAR : 40% CIR	25%	£23,307,325	£21,367,144	£21,305,034	£21,290,194	£21,041,759	£20,793,324
60% LAR : 40% CIR	30%	£21,724,433	£19,902,095	£19,839,985	£19,825,145	£19,576,710	£19,328,275
60% LAR : 40% CIR	35%	£20,141,541	£18,437,046	£18,374,936	£18,360,096	£18,111,661	£17,863,226
60% LAR : 40% CIR	40%	£18,558,649	£16,971,997	£16,909,887	£16,895,047	£16,646,612	£16,398,177
60% LAR : 40% CIR	45%	£16,975,756	£15,506,947	£15,444,838	£15,429,998	£15,181,563	£14,933,128
60% LAR : 40% CIR	50%	£15,392,864	£14,041,898	£13,979,789	£13,964,949	£13,716,514	£13,468,079

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£21,456,885	£18,927,489	£18,865,380	£18,850,539	£18,602,104	£18,353,670
60% LAR : 40% CIR	5%	£19,873,993	£17,462,440	£17,400,331	£17,385,490	£17,137,055	£16,888,621
60% LAR : 40% CIR	10%	£18,291,101	£15,997,391	£15,935,282	£15,920,441	£15,672,006	£15,423,572
60% LAR : 40% CIR	15%	£16,708,209	£14,532,342	£14,470,232	£14,455,392	£14,206,957	£13,958,523
60% LAR : 40% CIR	20%	£15,125,317	£13,067,293	£13,005,183	£12,990,343	£12,741,908	£12,493,474
60% LAR : 40% CIR	25%	£13,542,425	£11,602,244	£11,540,134	£11,525,294	£11,276,859	£11,028,424
60% LAR : 40% CIR	30%	£11,959,533	£10,137,195	£10,075,085	£10,060,245	£9,811,810	£9,563,375
60% LAR : 40% CIR	35%	£10,376,641	£8,672,146	£8,610,036	£8,595,196	£8,346,761	£8,098,326
60% LAR : 40% CIR	40%	£8,793,749	£7,207,097	£7,144,987	£7,130,147	£6,881,712	£6,633,277
60% LAR : 40% CIR	45%	£7,210,856	£5,742,047	£5,679,938	£5,665,098	£5,416,663	£5,168,228
60% LAR : 40% CIR	50%	£5,627,964	£4,276,998	£4,214,889	£4,200,049	£3,951,614	£3,703,179

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£25,503,185	£22,973,789	£22,911,680	£22,896,839	£22,648,404	£22,399,970
60% LAR : 40% CIR	5%	£23,920,293	£21,508,340	£21,446,231	£21,431,390	£21,182,955	£20,934,521
60% LAR : 40% CIR	10%	£22,337,401	£20,043,291	£19,981,182	£19,966,341	£19,717,906	£19,469,472
60% LAR : 40% CIR	15%	£20,754,509	£18,578,242	£18,516,132	£18,501,292	£18,252,857	£18,004,423
60% LAR : 40% CIR	20%	£19,171,617	£17,113,193	£17,051,083	£17,036,243	£16,787,808	£16,539,374
60% LAR : 40% CIR	25%	£17,588,725	£15,648,144	£15,586,034	£15,571,194	£15,322,759	£15,074,324
60% LAR : 40% CIR	30%	£16,005,833	£14,183,095	£14,121,985	£14,106,545	£13,858,110	£13,609,675
60% LAR : 40% CIR	35%	£14,422,941	£12,718,046	£12,656,936	£12,641,496	£12,393,061	£12,144,626
60% LAR : 40% CIR	40%	£12,840,049	£11,252,997	£11,191,887	£11,176,447	£10,928,012	£10,679,577
60% LAR : 40% CIR	45%	£11,257,156	£9,787,947	£9,726,838	£9,711,398	£9,462,963	£9,214,528
60% LAR : 40% CIR	50%	£9,674,264	£8,322,898	£8,261,789	£8,246,349	£7,997,914	£7,749,479

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£27,179,785	£24,650,389	£24,588,280	£24,573,439	£24,325,004	£24,076,570
60% LAR : 40% CIR	5%	£25,596,893	£23,185,340	£23,123,231	£23,108,390	£22,859,955	£22,611,521
60% LAR : 40% CIR	10%	£24,014,001	£21,720,291	£21,658,182	£21,643,341	£21,394,906	£21,146,472
60% LAR : 40% CIR	15%	£22,431,109	£20,255,242	£20,193,132	£20,178,292	£19,929,857	£19,681,423
60% LAR : 40% CIR	20%	£20,848,217	£18,790,193	£18,728,083	£18,713,243	£18,464,808	£18,216,374
60% LAR : 40% CIR	25%	£19,265,325	£17,325,144	£17,263,034	£17,248,194	£16,999,759	£16,751,324
60% LAR : 40% CIR	30%	£17,682,433	£15,860,095	£15,797,985	£15,783,145	£15,534,710	£15,286,275
60% LAR : 40% CIR	35%	£16,099,541	£14,395,046	£14,332,936	£14,318,096	£14,069,661	£13,821,226
60% LAR : 40% CIR	40%	£14,516,649	£12,929,997	£12,867,887	£12,853,047	£12,604,612	£12,356,177
60% LAR : 40% CIR	45%	£12,933,756	£11,464,947	£11,402,838	£11,387,998	£11,139,563	£10,891,128
60% LAR : 40% CIR	50%	£11,350,864	£9,999,898	£9,937,789	£9,922,949	£9,674,514	£9,426,079

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£29,167,868	£26,632,268	£26,570,160	£26,555,319	£26,306,884	£26,058,450
60% LAR : 40% CIR	5%	£27,578,793	£25,167,240	£25,105,131	£25,090,290	£24,841,855	£24,593,421
60% LAR : 40% CIR	10%	£25,995,901	£23,702,191	£23,640,082	£23,625,241	£23,376,806	£23,128,372
60% LAR : 40% CIR	15%	£24,413,009	£22,237,142	£22,175,032	£22,160,192	£21,911,757	£21,663,323
60% LAR : 40% CIR	20%	£22,830,117	£20,772,093	£20,709,983	£20,695,143	£20,446,708	£20,198,274
60% LAR : 40% CIR	25%	£21,247,225	£19,307,044	£19,244,934	£19,230,094	£18,981,659	£18,733,224
60% LAR : 40% CIR	30%	£19,664,333	£17,841,995	£17,779,885	£17,765,045	£17,516,610	£17,268,175
60% LAR : 40% CIR	35%	£18,081,441	£16,376,946	£16,314,836	£16,299,996	£16,051,561	£15,803,126
60% LAR : 40% CIR	40%	£16,498,549	£14,911,897	£14,849,787	£14,834,947	£14,586,512	£14,338,077
60% LAR : 40% CIR	45%	£14,915,656	£13,446,847	£13,384,738	£13,369,898	£13,121,463	£12,873,028
60% LAR : 40% CIR	50%	£13,332,764	£11,981,798	£11,919,689	£11,904,849	£11,656,414	£11,407,979

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone C - £2,000 psf
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No Units	30
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£33,229,291	£30,867,795	£30,605,686	£30,590,845	£30,342,410	£30,093,975
60% LAR : 40% CIR	5%	£31,546,024	£29,103,975	£29,041,887	£29,027,026	£28,778,591	£28,530,157
60% LAR : 40% CIR	10%	£29,862,756	£27,540,156	£27,478,047	£27,463,207	£27,214,772	£26,966,337
60% LAR : 40% CIR	15%	£28,179,489	£25,976,337	£25,914,228	£25,899,387	£25,650,952	£25,402,517
60% LAR : 40% CIR	20%	£26,496,221	£24,412,517	£24,350,409	£24,335,568	£24,087,133	£23,838,698
60% LAR : 40% CIR	25%	£24,812,953	£22,848,698	£22,786,589	£22,771,748	£22,523,313	£22,274,879
60% LAR : 40% CIR	30%	£23,129,687	£21,284,879	£21,222,770	£21,207,929	£20,959,494	£20,711,060
60% LAR : 40% CIR	35%	£21,446,420	£19,721,060	£19,658,951	£19,644,110	£19,395,675	£19,147,240
60% LAR : 40% CIR	40%	£19,763,152	£18,157,240	£18,095,131	£18,080,290	£17,831,855	£17,583,420
60% LAR : 40% CIR	45%	£18,079,885	£16,593,420	£16,531,312	£16,516,471	£16,268,036	£16,019,602
60% LAR : 40% CIR	50%	£16,396,618	£15,029,601	£14,967,492	£14,952,652	£14,704,217	£14,455,782

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£23,484,391	£20,902,895	£20,840,786	£20,825,945	£20,577,510	£20,329,075
60% LAR : 40% CIR	0%	£21,781,124	£19,339,075	£19,276,967	£19,262,126	£19,013,691	£18,765,257
60% LAR : 40% CIR	10%	£20,097,856	£17,775,256	£17,713,147	£17,698,307	£17,449,872	£17,201,437
60% LAR : 40% CIR	15%	£18,414,589	£16,211,437	£16,149,328	£16,134,487	£15,886,052	£15,637,617
60% LAR : 40% CIR	20%	£16,731,321	£14,647,617	£14,585,509	£14,570,668	£14,322,233	£14,073,798
60% LAR : 40% CIR	25%	£15,048,053	£13,083,798	£13,021,689	£13,006,848	£12,758,413	£12,509,978
60% LAR : 40% CIR	30%	£13,364,787	£11,519,979	£11,457,870	£11,443,029	£11,194,594	£10,946,160
60% LAR : 40% CIR	35%	£11,681,520	£9,956,159	£9,894,051	£9,879,210	£9,630,775	£9,382,340
60% LAR : 40% CIR	40%	£9,998,252	£8,392,340	£8,330,231	£8,315,390	£8,066,955	£7,818,520
60% LAR : 40% CIR	45%	£8,314,985	£6,828,520	£6,766,412	£6,751,571	£6,503,136	£6,254,702
60% LAR : 40% CIR	50%	£6,631,718	£5,264,701	£5,202,592	£5,187,752	£4,939,317	£4,690,882

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£27,510,691	£24,949,195	£24,887,086	£24,872,245	£24,623,810	£24,375,375
60% LAR : 40% CIR	0%	£25,827,424	£23,386,375	£23,324,267	£23,309,426	£23,060,991	£22,812,557
60% LAR : 40% CIR	10%	£24,144,156	£21,822,556	£21,760,447	£21,745,607	£21,497,172	£21,248,737
60% LAR : 40% CIR	15%	£22,460,889	£20,258,737	£20,196,628	£20,181,787	£19,933,352	£19,684,917
60% LAR : 40% CIR	20%	£20,777,621	£18,694,917	£18,632,809	£18,617,968	£18,369,533	£18,121,098
60% LAR : 40% CIR	25%	£19,094,353	£17,131,098	£17,069,000	£17,054,159	£16,805,724	£16,557,289
60% LAR : 40% CIR	30%	£17,411,087	£15,567,279	£15,505,171	£15,490,330	£15,241,895	£14,993,460
60% LAR : 40% CIR	35%	£15,727,820	£14,003,460	£13,941,351	£13,926,510	£13,678,075	£13,429,640
60% LAR : 40% CIR	40%	£14,044,552	£12,439,640	£12,377,531	£12,362,690	£12,114,255	£11,865,820
60% LAR : 40% CIR	45%	£12,361,285	£10,875,820	£10,813,712	£10,798,871	£10,550,436	£10,302,002
60% LAR : 40% CIR	50%	£10,678,018	£9,311,001	£9,248,892	£9,234,052	£8,985,617	£8,737,182

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£29,187,291	£26,625,795	£26,563,686	£26,548,845	£26,300,410	£26,051,975
60% LAR : 40% CIR	0%	£27,504,024	£25,041,517	£24,979,409	£24,964,568	£24,716,133	£24,467,698
60% LAR : 40% CIR	10%	£25,820,756	£23,477,698	£23,415,589	£23,400,748	£23,152,313	£22,903,879
60% LAR : 40% CIR	15%	£24,137,489	£21,913,879	£21,851,770	£21,836,929	£21,588,494	£21,340,060
60% LAR : 40% CIR	20%	£22,454,221	£20,350,060	£20,287,951	£20,273,110	£20,024,675	£19,776,240
60% LAR : 40% CIR	25%	£20,770,953	£18,786,240	£18,724,131	£18,709,290	£18,460,855	£18,212,420
60% LAR : 40% CIR	30%	£19,087,687	£17,222,420	£17,160,311	£17,145,470	£16,897,035	£16,648,600
60% LAR : 40% CIR	35%	£17,404,420	£15,658,600	£15,596,491	£15,581,650	£15,333,215	£15,084,780
60% LAR : 40% CIR	40%	£15,721,152	£14,094,780	£14,032,671	£14,017,830	£13,769,395	£13,520,960
60% LAR : 40% CIR	45%	£14,037,885	£12,530,960	£12,468,851	£12,454,010	£12,205,575	£11,957,140
60% LAR : 40% CIR	50%	£12,354,618	£10,967,140	£10,905,031	£10,890,190	£10,641,755	£10,393,320

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£31,188,191	£28,627,695	£28,565,586	£28,550,745	£28,302,310	£28,053,875
60% LAR : 40% CIR	0%	£29,485,324	£27,043,875	£26,981,767	£26,966,926	£26,718,491	£26,470,057
60% LAR : 40% CIR	10%	£27,802,056	£25,480,056	£25,417,947	£25,403,107	£25,154,672	£24,906,237
60% LAR : 40% CIR	15%	£26,119,789	£23,916,237	£23,854,128	£23,839,287	£23,590,852	£23,342,417
60% LAR : 40% CIR	20%	£24,436,521	£22,352,417	£22,290,309	£22,275,468	£22,027,033	£21,778,598
60% LAR : 40% CIR	25%	£22,753,253	£20,788,598	£20,726,489	£20,711,648	£20,463,213	£20,214,779
60% LAR : 40% CIR	30%	£21,069,987	£19,224,779	£19,162,670	£19,147,829	£18,899,394	£18,650,960
60% LAR : 40% CIR	35%	£19,386,720	£17,660,959	£17,598,851	£17,584,010	£17,335,575	£17,087,140
60% LAR : 40% CIR	40%	£17,703,452	£16,097,140	£16,035,031	£16,020,190	£15,771,755	£15,523,320
60% LAR : 40% CIR	45%	£16,019,785	£14,533,320	£14,471,212	£14,456,371	£14,207,936	£13,959,502
60% LAR : 40% CIR	50%	£14,336,518	£12,969,501	£12,907,392	£12,892,552	£12,644,117	£12,395,682

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone C - RP Periphery £2,250 psf
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No Units	30
Site Area	0.1 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£38,246,056	£35,606,310	£35,544,201	£36,529,360	£36,280,925	£36,032,490
60% LAR : 40% CIR	10%	£36,313,851	£33,705,564	£33,733,436	£33,713,616	£33,470,181	£33,221,746
60% LAR : 40% CIR	15%	£34,379,646	£31,984,820	£31,922,711	£31,907,870	£31,659,435	£31,411,000
60% LAR : 40% CIR	20%	£32,445,440	£30,174,074	£30,111,966	£30,097,124	£29,848,690	£29,600,256
60% LAR : 40% CIR	25%	£30,511,234	£28,363,330	£28,301,220	£28,286,380	£28,037,945	£27,789,510
60% LAR : 40% CIR	30%	£28,577,029	£26,552,584	£26,490,476	£26,475,634	£26,227,199	£25,978,765
60% LAR : 40% CIR	35%	£26,642,823	£24,741,839	£24,679,730	£24,664,890	£24,416,455	£24,168,020
60% LAR : 40% CIR	40%	£24,708,617	£22,931,094	£22,868,985	£22,854,144	£22,605,709	£22,357,275
60% LAR : 40% CIR	45%	£22,774,412	£21,120,349	£21,058,240	£21,043,400	£20,794,965	£20,546,530
60% LAR : 40% CIR	50%	£20,840,206	£19,309,604	£19,247,495	£19,232,654	£18,984,219	£18,735,784
60% LAR : 40% CIR	50%	£18,906,000	£17,498,858	£17,436,750	£17,421,910	£17,173,475	£16,925,040

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£28,483,156	£25,841,410	£25,779,301	£25,764,460	£25,516,025	£25,267,590
60% LAR : 40% CIR	5%	£26,548,951	£24,030,664	£23,968,556	£23,953,716	£23,705,281	£23,456,846
60% LAR : 40% CIR	10%	£24,614,746	£22,219,920	£22,157,811	£22,142,970	£21,894,535	£21,646,100
60% LAR : 40% CIR	15%	£22,680,540	£20,409,174	£20,347,066	£20,332,224	£20,083,790	£19,835,356
60% LAR : 40% CIR	20%	£20,746,334	£18,598,430	£18,536,320	£18,521,480	£18,273,045	£18,024,610
60% LAR : 40% CIR	25%	£18,812,129	£16,787,684	£16,725,576	£16,710,734	£16,462,299	£16,213,865
60% LAR : 40% CIR	30%	£16,877,923	£14,976,939	£14,914,830	£14,899,990	£14,651,555	£14,403,120
60% LAR : 40% CIR	35%	£14,943,717	£13,166,194	£13,104,085	£13,089,244	£12,840,809	£12,592,375
60% LAR : 40% CIR	40%	£13,009,512	£11,355,448	£11,293,340	£11,278,500	£11,030,065	£10,781,630
60% LAR : 40% CIR	45%	£11,075,306	£9,544,704	£9,482,595	£9,467,754	£9,219,319	£8,970,884
60% LAR : 40% CIR	50%	£9,141,100	£7,733,958	£7,671,850	£7,657,010	£7,408,575	£7,160,140

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£32,529,456	£29,887,710	£29,825,601	£29,810,760	£29,562,325	£29,313,890
60% LAR : 40% CIR	5%	£30,595,251	£28,076,964	£28,014,856	£28,000,016	£27,751,581	£27,503,146
60% LAR : 40% CIR	10%	£28,661,046	£26,266,220	£26,204,111	£26,189,270	£25,940,835	£25,692,400
60% LAR : 40% CIR	15%	£26,726,840	£24,455,474	£24,393,366	£24,378,524	£24,130,090	£23,881,656
60% LAR : 40% CIR	20%	£24,792,634	£22,644,730	£22,582,620	£22,567,780	£22,319,345	£22,070,910
60% LAR : 40% CIR	25%	£22,858,429	£20,833,984	£20,771,876	£20,757,034	£20,508,599	£20,260,165
60% LAR : 40% CIR	30%	£20,924,223	£19,023,239	£18,961,130	£18,946,290	£18,697,855	£18,449,420
60% LAR : 40% CIR	35%	£18,990,017	£17,212,494	£17,150,385	£17,135,544	£16,887,109	£16,638,675
60% LAR : 40% CIR	40%	£17,055,812	£15,401,748	£15,339,640	£15,324,800	£15,076,365	£14,827,930
60% LAR : 40% CIR	45%	£15,121,606	£13,591,004	£13,528,895	£13,514,054	£13,265,619	£13,017,184
60% LAR : 40% CIR	50%	£13,187,400	£11,780,258	£11,718,150	£11,703,310	£11,454,875	£11,206,440

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£34,206,056	£31,564,310	£31,502,201	£31,487,360	£31,238,925	£30,990,490
60% LAR : 40% CIR	5%	£32,271,851	£29,753,564	£29,691,456	£29,676,616	£29,428,181	£29,179,746
60% LAR : 40% CIR	10%	£30,337,646	£27,942,820	£27,880,711	£27,865,870	£27,617,435	£27,369,000
60% LAR : 40% CIR	15%	£28,403,440	£26,132,074	£26,069,966	£26,055,124	£25,806,690	£25,558,256
60% LAR : 40% CIR	20%	£26,469,234	£24,321,330	£24,259,220	£24,244,380	£24,000,945	£23,752,510
60% LAR : 40% CIR	25%	£24,535,029	£22,510,584	£22,448,476	£22,433,634	£22,185,199	£21,936,765
60% LAR : 40% CIR	30%	£22,600,823	£20,699,839	£20,637,730	£20,622,890	£20,374,455	£20,126,020
60% LAR : 40% CIR	35%	£20,666,617	£18,889,094	£18,826,985	£18,812,144	£18,563,709	£18,315,275
60% LAR : 40% CIR	40%	£18,732,412	£17,078,348	£17,016,240	£17,001,400	£16,752,965	£16,504,530
60% LAR : 40% CIR	45%	£16,798,206	£15,267,604	£15,205,495	£15,190,654	£14,942,219	£14,693,784
60% LAR : 40% CIR	50%	£14,864,000	£13,456,858	£13,394,750	£13,379,910	£13,131,475	£12,883,040

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£36,187,996	£33,546,250	£33,484,141	£33,469,300	£33,220,865	£32,972,430
60% LAR : 40% CIR	5%	£34,253,791	£31,735,504	£31,673,396	£31,658,556	£31,410,121	£31,161,686
60% LAR : 40% CIR	10%	£32,319,586	£29,924,720	£29,862,611	£29,847,770	£29,599,335	£29,350,900
60% LAR : 40% CIR	15%	£30,385,380	£28,113,974	£28,051,866	£28,037,024	£27,788,590	£27,540,156
60% LAR : 40% CIR	20%	£28,451,174	£26,303,230	£26,241,120	£26,226,280	£25,977,845	£25,729,410
60% LAR : 40% CIR	25%	£26,516,969	£24,492,484	£24,430,376	£24,415,534	£24,167,099	£23,918,665
60% LAR : 40% CIR	30%	£24,582,763	£22,681,739	£22,619,630	£22,604,790	£22,356,355	£22,107,920
60% LAR : 40% CIR	35%	£22,648,557	£20,870,994	£20,808,885	£20,794,044	£20,545,609	£20,297,175
60% LAR : 40% CIR	40%	£20,714,352	£19,060,248	£18,998,140	£18,983,300	£18,734,865	£18,486,430
60% LAR : 40% CIR	45%	£18,780,146	£17,249,504	£17,187,395	£17,172,554	£16,924,119	£16,675,684
60% LAR : 40% CIR	50%	£16,845,940	£15,438,758	£15,376,650	£15,361,810	£15,113,375	£14,864,940

LB Camden
Local Plan Viability Testing 2023

Resi 9 - 30 Flats

Value Area	Zone C - RP Periphery £2,450 psf
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No Units	30
Site Area	0.1 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£42,263,069	£39,557,121	£39,495,013	£39,480,172	£39,231,738	£38,983,303
60% LAR : 40% CIR	5%	£40,126,113	£37,548,835	£37,486,727	£37,471,887	£37,223,452	£36,975,017
60% LAR : 40% CIR	10%	£37,993,157	£35,540,551	£35,478,441	£35,463,601	£35,215,166	£34,966,731
60% LAR : 40% CIR	15%	£35,858,200	£33,532,265	£33,470,155	£33,455,315	£33,206,880	£32,958,446
60% LAR : 40% CIR	20%	£33,723,245	£31,523,979	£31,461,870	£31,447,030	£31,198,595	£30,950,160
60% LAR : 40% CIR	25%	£31,588,289	£29,515,693	£29,453,584	£29,438,744	£29,190,309	£28,941,874
60% LAR : 40% CIR	30%	£29,453,331	£27,507,408	£27,445,298	£27,430,458	£27,182,023	£26,933,588
60% LAR : 40% CIR	35%	£27,318,376	£25,499,122	£25,437,013	£25,422,172	£25,173,738	£24,925,303
60% LAR : 40% CIR	40%	£25,183,419	£23,490,836	£23,428,727	£23,413,887	£23,165,452	£22,917,017
60% LAR : 40% CIR	45%	£23,048,463	£21,482,551	£21,420,441	£21,405,601	£21,157,166	£20,908,731
60% LAR : 40% CIR	50%	£20,913,507	£19,474,265	£19,412,155	£19,397,315	£19,148,880	£18,900,446

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£32,498,169	£29,792,221	£29,730,113	£29,715,272	£29,466,838	£29,218,403
60% LAR : 40% CIR	5%	£30,363,213	£27,783,935	£27,721,827	£27,706,987	£27,458,552	£27,210,117
60% LAR : 40% CIR	10%	£28,228,257	£25,775,651	£25,713,541	£25,698,701	£25,450,266	£25,201,831
60% LAR : 40% CIR	15%	£26,093,300	£23,767,365	£23,705,255	£23,690,415	£23,441,980	£23,193,546
60% LAR : 40% CIR	20%	£23,958,345	£21,759,079	£21,696,970	£21,682,130	£21,433,695	£21,185,260
60% LAR : 40% CIR	25%	£21,823,389	£19,750,793	£19,688,684	£19,673,844	£19,425,409	£19,176,974
60% LAR : 40% CIR	30%	£19,688,431	£17,742,508	£17,680,398	£17,665,558	£17,417,123	£17,168,688
60% LAR : 40% CIR	35%	£17,553,476	£15,734,222	£15,672,113	£15,657,272	£15,408,838	£15,160,403
60% LAR : 40% CIR	40%	£15,418,519	£13,725,936	£13,663,827	£13,648,987	£13,400,552	£13,152,117
60% LAR : 40% CIR	45%	£13,283,563	£11,717,651	£11,655,541	£11,640,701	£11,392,266	£11,143,831
60% LAR : 40% CIR	50%	£11,148,607	£9,709,365	£9,647,255	£9,632,415	£9,383,980	£9,135,546

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£36,544,469	£33,838,521	£33,776,413	£33,761,572	£33,513,138	£33,264,703
60% LAR : 40% CIR	5%	£34,409,513	£31,830,235	£31,768,127	£31,753,287	£31,504,852	£31,256,417
60% LAR : 40% CIR	10%	£32,274,557	£29,821,951	£29,759,841	£29,745,001	£29,496,566	£29,248,131
60% LAR : 40% CIR	15%	£30,139,600	£27,813,665	£27,751,555	£27,736,715	£27,488,280	£27,239,846
60% LAR : 40% CIR	20%	£28,004,645	£25,805,379	£25,743,270	£25,728,430	£25,479,995	£25,231,560
60% LAR : 40% CIR	25%	£25,869,689	£23,797,093	£23,734,984	£23,720,144	£23,471,709	£23,223,274
60% LAR : 40% CIR	30%	£23,734,731	£21,788,808	£21,726,698	£21,711,858	£21,463,423	£21,214,988
60% LAR : 40% CIR	35%	£21,599,776	£19,780,522	£19,718,413	£19,703,572	£19,455,138	£19,206,703
60% LAR : 40% CIR	40%	£19,464,819	£17,772,236	£17,710,127	£17,695,287	£17,446,852	£17,198,417
60% LAR : 40% CIR	45%	£17,329,863	£15,763,951	£15,701,841	£15,687,001	£15,438,566	£15,190,131
60% LAR : 40% CIR	50%	£15,194,907	£13,755,665	£13,693,555	£13,678,715	£13,430,280	£13,181,846

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£38,221,069	£35,515,121	£35,453,013	£35,438,172	£35,189,738	£34,941,303
60% LAR : 40% CIR	5%	£36,086,113	£33,506,835	£33,444,727	£33,429,887	£33,181,452	£32,933,017
60% LAR : 40% CIR	10%	£33,951,157	£31,498,551	£31,436,441	£31,421,601	£31,173,166	£30,924,731
60% LAR : 40% CIR	15%	£31,816,200	£29,490,265	£29,428,155	£29,413,315	£29,164,880	£28,916,446
60% LAR : 40% CIR	20%	£29,681,245	£27,481,979	£27,419,870	£27,405,030	£27,156,595	£26,908,160
60% LAR : 40% CIR	25%	£27,546,289	£25,473,693	£25,411,584	£25,396,744	£25,148,309	£24,899,874
60% LAR : 40% CIR	30%	£25,411,331	£23,465,408	£23,403,298	£23,388,458	£23,140,023	£22,891,588
60% LAR : 40% CIR	35%	£23,276,376	£21,457,122	£21,395,013	£21,380,172	£21,131,738	£20,883,303
60% LAR : 40% CIR	40%	£21,141,419	£19,448,836	£19,386,727	£19,371,887	£19,123,452	£18,875,017
60% LAR : 40% CIR	45%	£19,006,463	£17,440,551	£17,378,441	£17,363,601	£17,115,166	£16,866,731
60% LAR : 40% CIR	50%	£16,871,507	£15,432,265	£15,370,155	£15,355,315	£15,106,880	£14,858,446

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£40,692,969	£37,987,021	£37,924,913	£37,910,072	£37,661,638	£37,413,203
60% LAR : 40% CIR	5%	£38,558,013	£35,848,735	£35,786,627	£35,771,787	£35,523,352	£35,274,917
60% LAR : 40% CIR	10%	£36,423,057	£33,840,451	£33,778,341	£33,763,501	£33,515,066	£33,266,631
60% LAR : 40% CIR	15%	£34,288,100	£31,832,165	£31,770,055	£31,755,215	£31,506,780	£31,258,346
60% LAR : 40% CIR	20%	£32,153,145	£29,823,879	£29,761,770	£29,746,930	£29,498,495	£29,250,060
60% LAR : 40% CIR	25%	£29,018,189	£27,815,593	£27,753,484	£27,738,644	£27,490,209	£27,241,774
60% LAR : 40% CIR	30%	£26,883,231	£25,807,308	£25,745,198	£25,730,358	£25,481,923	£25,233,488
60% LAR : 40% CIR	35%	£24,748,276	£23,799,022	£23,736,913	£23,722,072	£23,473,638	£23,225,203
60% LAR : 40% CIR	40%	£22,613,319	£21,790,736	£21,728,627	£21,713,787	£21,465,352	£21,216,917
60% LAR : 40% CIR	45%	£20,478,363	£19,782,451	£19,720,341	£19,705,501	£19,457,066	£19,208,631
60% LAR : 40% CIR	50%	£18,343,407	£17,774,165	£17,712,055	£17,697,215	£17,448,780	£17,200,346

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone C - £1,050 paf
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No Units	50
Site Area	0.14 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,096,313	£5,636,258	£5,491,816	£5,465,667	£4,879,899	£4,294,129
60% LAR : 40% CIR	5%	£8,289,035	£4,994,100	£4,848,238	£4,822,190	£4,238,745	£3,653,300
60% LAR : 40% CIR	10%	£7,476,887	£4,345,149	£4,199,825	£4,173,888	£3,592,570	£3,011,272
60% LAR : 40% CIR	15%	£6,659,917	£3,691,453	£3,546,622	£3,520,748	£2,941,422	£2,362,095
60% LAR : 40% CIR	20%	£5,838,173	£3,033,960	£2,888,677	£2,862,878	£2,285,349	£1,707,620
60% LAR : 40% CIR	25%	£5,011,700	£2,377,015	£2,240,038	£2,209,598	£1,624,401	£1,041,566
60% LAR : 40% CIR	30%	£4,180,549	£1,702,384	£1,568,751	£1,533,078	£992,354	£609,139
60% LAR : 40% CIR	35%	£3,344,765	£1,026,912	£881,496	£855,481	£273,571	£-313,043
60% LAR : 40% CIR	40%	£2,504,397	£341,927	£196,733	£170,762	£-249,268	£-1,059,994
60% LAR : 40% CIR	45%	£1,659,491	£-352,957	£-500,120	£-526,452	£-1,115,105	£-1,703,758
60% LAR : 40% CIR	50%	£809,343	£-1,057,611	£-1,204,571	£-1,230,676	£-1,818,715	£-2,406,554

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£4,853,544	£9,311,599	£8,458,041	£8,484,190	£9,089,359	£9,855,728
60% LAR : 40% CIR	5%	£5,690,622	£8,958,751	£8,101,618	£8,127,867	£8,732,936	£9,499,305
60% LAR : 40% CIR	10%	£6,427,970	£8,604,708	£7,750,033	£7,776,282	£8,381,351	£9,147,720
60% LAR : 40% CIR	15%	£7,289,940	£8,250,404	£7,400,235	£7,426,484	£8,031,553	£8,799,920
60% LAR : 40% CIR	20%	£8,111,884	£7,916,797	£7,050,180	£7,076,429	£7,681,502	£8,439,888
60% LAR : 40% CIR	25%	£8,938,154	£7,578,942	£6,700,123	£6,726,372	£7,331,445	£8,089,864
60% LAR : 40% CIR	30%	£9,769,308	£7,247,403	£6,350,066	£6,376,315	£6,981,388	£7,739,840
60% LAR : 40% CIR	35%	£10,605,092	£6,922,884	£6,000,009	£6,026,258	£6,631,331	£7,389,792
60% LAR : 40% CIR	40%	£11,445,460	£6,600,098	£5,650,052	£5,676,301	£6,281,374	£7,039,744
60% LAR : 40% CIR	45%	£12,290,366	£6,280,814	£5,300,095	£5,326,344	£5,931,417	£6,789,696
60% LAR : 40% CIR	50%	£13,140,514	£5,960,028	£4,950,038	£4,976,287	£5,581,460	£6,539,648

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£926,884	£2,831,171	£2,677,613	£2,703,761	£3,289,830	£3,875,300
60% LAR : 40% CIR	5%	£1,119,607	£3,175,325	£3,021,168	£3,047,316	£3,633,604	£4,219,074
60% LAR : 40% CIR	10%	£1,309,512	£3,520,479	£3,366,011	£3,392,159	£3,978,492	£4,564,964
60% LAR : 40% CIR	15%	£1,509,512	£3,877,678	£3,722,808	£3,748,956	£4,333,880	£4,919,856
60% LAR : 40% CIR	20%	£1,719,256	£4,247,927	£4,080,051	£4,106,200	£4,689,264	£5,274,752
60% LAR : 40% CIR	25%	£1,938,960	£4,631,126	£4,463,194	£4,489,343	£5,073,648	£5,629,648
60% LAR : 40% CIR	30%	£2,169,624	£5,027,275	£4,849,387	£4,875,536	£5,458,032	£6,014,544
60% LAR : 40% CIR	35%	£2,411,248	£5,435,374	£5,245,580	£5,271,729	£5,842,416	£6,409,440
60% LAR : 40% CIR	40%	£2,663,832	£5,855,423	£5,651,773	£5,677,922	£6,226,800	£6,804,336
60% LAR : 40% CIR	45%	£2,927,376	£6,286,472	£6,067,966	£6,094,115	£6,611,184	£7,209,232
60% LAR : 40% CIR	50%	£3,199,870	£6,728,521	£6,484,160	£6,510,309	£7,026,568	£7,614,128

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,322,027	£1,386,028	£2,682,270	£2,682,270	£2,884,387	£1,889,157
60% LAR : 40% CIR	5%	£2,514,760	£1,090,186	£2,060,647	£2,060,647	£2,262,764	£1,167,316
60% LAR : 40% CIR	10%	£1,702,602	£812,137	£1,574,461	£1,574,461	£1,776,580	£889,176
60% LAR : 40% CIR	15%	£885,631	£528,833	£1,227,863	£1,227,863	£1,430,000	£641,919
60% LAR : 40% CIR	20%	£33,887	£241,226	£2,865,808	£2,865,808	£2,811,608	£3,488,636
60% LAR : 40% CIR	25%	£762,585	£4,024,271	£3,548,248	£3,574,590	£4,149,885	£4,732,690
60% LAR : 40% CIR	30%	£1,593,737	£4,071,922	£4,215,534	£4,241,876	£4,821,931	£5,405,146
60% LAR : 40% CIR	35%	£2,428,521	£4,149,315	£4,889,794	£4,916,136	£5,501,914	£6,077,229
60% LAR : 40% CIR	40%	£3,269,859	£4,252,359	£5,577,653	£5,604,095	£6,192,554	£6,769,190
60% LAR : 40% CIR	45%	£4,114,795	£4,381,243	£6,274,408	£6,300,750	£6,889,391	£7,478,044
60% LAR : 40% CIR	50%	£4,964,943	£4,531,897	£6,978,678	£7,005,020	£7,593,001	£8,182,840

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£6,153,313	£2,985,258	£2,348,316	£2,374,565	£1,938,888	£1,351,129
60% LAR : 40% CIR	5%	£5,346,035	£2,051,100	£1,605,238	£1,631,487	£1,295,745	£869,586
60% LAR : 40% CIR	10%	£4,533,887	£1,402,149	£1,256,825	£1,283,074	£969,570	£688,272
60% LAR : 40% CIR	15%	£3,716,917	£748,453	£1,003,622	£1,029,871	£759,394	£507,005
60% LAR : 40% CIR	20%	£2,895,173	£100,060	£748,422	£774,671	£569,160	£315,850
60% LAR : 40% CIR	25%	£2,068,700	£-572,985	£-716,962	£-743,211	£-429,000	£-137,840
60% LAR : 40% CIR	30%	£1,237,549	£-1,240,639	£-1,384,249	£-1,409,998	£-1,090,646	£-573,881
60% LAR : 40% CIR	35%	£401,765	£-1,918,027	£-2,061,604	£-2,087,353	£-1,668,020	£-1,246,160
60% LAR : 40% CIR	40%	£-438,663	£-2,601,073	£-2,746,267	£-2,772,016	£-2,350,268	£-1,928,513
60% LAR : 40% CIR	45%	£-1,283,509	£-3,295,957	£-3,440,121	£-3,465,870	£-3,044,102	£-2,622,344
60% LAR : 40% CIR	50%	£-2,133,657	£-4,000,611	£-4,144,875	£-4,170,624	£-3,748,856	£-3,327,100

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone C - £1,150 psf
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No Units	50
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£11,497,296	£8,011,246	£7,864,803	£7,838,656	£7,252,886	£5,667,117
60% LAR - 40% CIR	5%	£10,574,900	£7,248,438	£7,102,576	£7,076,529	£6,493,084	£5,909,839
60% LAR - 40% CIR	10%	£9,647,281	£6,480,838	£6,335,513	£6,309,557	£5,728,259	£5,146,962
60% LAR - 40% CIR	15%	£8,709,734	£5,708,494	£5,563,662	£5,537,787	£4,958,461	£4,379,134
60% LAR - 40% CIR	20%	£7,767,412	£4,931,450	£4,787,088	£4,761,288	£4,183,740	£3,606,210
60% LAR - 40% CIR	25%	£6,820,362	£4,149,755	£4,005,779	£3,980,046	£3,404,142	£2,828,238
60% LAR - 40% CIR	30%	£5,868,633	£3,363,456	£3,219,843	£3,194,169	£2,619,719	£2,045,269
60% LAR - 40% CIR	35%	£4,912,272	£2,572,588	£2,429,306	£2,403,683	£1,830,519	£1,255,589
60% LAR - 40% CIR	40%	£3,951,326	£1,777,228	£1,634,217	£1,608,636	£1,033,612	£462,838
60% LAR - 40% CIR	45%	£2,985,843	£975,671	£830,720	£804,783	£224,976	£-360,244
60% LAR - 40% CIR	50%	£2,015,870	£161,305	£16,553	£-499	£-597,338	£-1,185,178

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,482,581	£5,938,611	£6,085,054	£6,111,292	£9,898,971	£7,282,740
60% LAR - 40% CIR	0%	£3,374,657	£6,761,419	£6,867,281	£6,893,359	£7,458,773	£5,940,218
60% LAR - 40% CIR	5%	£4,302,576	£7,480,019	£7,613,344	£7,640,300	£8,221,599	£6,802,698
60% LAR - 40% CIR	10%	£5,240,123	£8,241,364	£8,386,195	£8,412,070	£9,013,396	£7,570,723
60% LAR - 40% CIR	15%	£6,182,448	£9,018,407	£9,182,790	£9,188,589	£9,768,117	£8,143,047
60% LAR - 40% CIR	20%	£7,129,405	£9,803,102	£9,984,078	£9,969,811	£10,545,715	£8,121,619
60% LAR - 40% CIR	25%	£8,081,224	£10,586,401	£10,730,014	£10,755,688	£11,330,138	£8,104,588
60% LAR - 40% CIR	30%	£9,037,985	£11,377,259	£11,520,551	£11,546,174	£12,116,338	£7,694,268
60% LAR - 40% CIR	35%	£9,999,531	£12,172,629	£12,315,840	£12,341,221	£12,925,345	£7,280,018
60% LAR - 40% CIR	40%	£10,964,014	£12,974,186	£13,119,138	£13,145,074	£13,724,881	£6,865,101
60% LAR - 40% CIR	45%	£11,933,988	£13,785,553	£13,933,304	£13,959,358	£14,547,185	£6,450,058

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,327,688	£158,182	£304,625	£330,773	£916,543	£1,502,512
60% LAR - 40% CIR	0%	£2,455,172	£293,811	£1,068,862	£1,092,980	£1,616,245	£2,259,789
60% LAR - 40% CIR	5%	£1,477,852	£1,888,591	£1,833,915	£1,859,872	£2,441,170	£3,022,467
60% LAR - 40% CIR	10%	£540,305	£2,480,935	£2,605,767	£2,631,641	£3,210,967	£3,790,294
60% LAR - 40% CIR	15%	£682,817	£3,071,671	£3,262,361	£3,288,160	£3,868,688	£4,448,218
60% LAR - 40% CIR	20%	£1,349,085	£4,019,674	£4,183,640	£4,189,382	£4,765,295	£5,341,180
60% LAR - 40% CIR	25%	£2,300,796	£4,805,973	£4,949,585	£4,975,260	£5,549,709	£6,124,160
60% LAR - 40% CIR	30%	£3,257,156	£5,596,831	£5,740,122	£5,765,746	£6,338,910	£6,913,640
60% LAR - 40% CIR	35%	£4,218,102	£6,392,200	£6,535,212	£6,560,787	£7,136,916	£7,716,593
60% LAR - 40% CIR	40%	£5,183,586	£7,193,757	£7,338,709	£7,364,646	£7,944,453	£8,520,673
60% LAR - 40% CIR	45%	£6,153,959	£8,008,124	£8,153,876	£8,179,927	£8,766,798	£9,354,606

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£5,723,010	£2,236,360	£2,000,517	£2,064,370	£1,478,600	£892,831
60% LAR - 40% CIR	0%	£4,804,614	£1,474,152	£1,329,291	£1,302,243	£718,798	£158,353
60% LAR - 40% CIR	5%	£3,872,995	£706,552	£561,228	£535,271	£466,027	£627,324
60% LAR - 40% CIR	10%	£2,935,448	£95,792	£210,624	£238,498	£815,824	£1,395,151
60% LAR - 40% CIR	15%	£1,993,126	£342,635	£98,218	£1,013,017	£1,590,546	£2,169,078
60% LAR - 40% CIR	20%	£1,046,077	£1,624,531	£1,768,507	£1,794,239	£2,370,143	£2,946,047
60% LAR - 40% CIR	25%	£34,347	£2,410,830	£2,554,443	£2,580,117	£3,154,566	£3,729,017
60% LAR - 40% CIR	30%	£682,817	£3,201,688	£3,344,980	£3,370,263	£3,945,787	£4,516,897
60% LAR - 40% CIR	35%	£1,522,980	£3,997,057	£4,140,069	£4,165,650	£4,740,673	£5,321,447
60% LAR - 40% CIR	40%	£2,788,443	£4,788,615	£4,943,566	£4,969,503	£5,549,310	£6,134,530
60% LAR - 40% CIR	45%	£3,758,416	£5,612,581	£5,767,733	£5,793,785	£6,371,624	£6,959,463

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,584,286	£8,082,246	£4,921,903	£4,399,526	£4,309,586	£3,726,117
60% LAR - 40% CIR	0%	£7,651,900	£4,305,438	£4,159,876	£4,133,526	£3,550,084	£2,966,530
60% LAR - 40% CIR	10%	£6,704,281	£3,537,838	£3,392,513	£3,366,557	£2,785,259	£2,203,962
60% LAR - 40% CIR	15%	£5,756,734	£2,765,494	£2,620,662	£2,594,787	£2,015,461	£1,436,134
60% LAR - 40% CIR	20%	£4,824,412	£1,984,450	£1,844,068	£1,818,268	£1,240,740	£663,710
60% LAR - 40% CIR	25%	£3,877,362	£1,206,755	£1,062,779	£1,037,046	£661,142	£-114,762
60% LAR - 40% CIR	30%	£2,925,633	£420,456	£270,843	£251,169	£-923,281	£-997,731
60% LAR - 40% CIR	35%	£1,969,272	£-370,465	£-610,884	£-559,217	£-1,124,451	£-1,687,411
60% LAR - 40% CIR	40%	£1,008,326	£-1,165,772	£-1,508,783	£-1,534,364	£-1,909,388	£-2,490,162
60% LAR - 40% CIR	45%	£42,843	£-1,967,329	£-2,112,280	£-2,138,217	£-2,718,024	£-3,303,244
60% LAR - 40% CIR	50%	£-627,139	£-2,781,695	£-2,926,447	£-2,953,499	£-3,540,338	£-4,128,178

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone C - £1,350 psf
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No Units	50
Site Area	0.14 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£16,276,223	£12,753,145	£12,608,903	£12,583,148	£11,998,862	£11,413,092
60% LAR - 40% CIR	5%	£15,114,882	£11,737,115	£11,611,253	£11,585,205	£11,001,760	£10,418,315
60% LAR - 40% CIR	10%	£13,948,743	£10,752,216	£10,606,892	£10,580,934	£9,999,637	£9,418,339
60% LAR - 40% CIR	15%	£12,777,854	£9,742,573	£9,597,741	£9,571,866	£9,092,540	£8,413,213
60% LAR - 40% CIR	20%	£11,602,263	£8,728,230	£8,583,048	£8,558,049	£7,980,519	£7,402,891
60% LAR - 40% CIR	25%	£10,422,015	£7,709,237	£7,565,290	£7,538,628	£6,963,623	£6,387,719
60% LAR - 40% CIR	30%	£9,237,158	£6,685,639	£6,542,026	£6,516,352	£5,941,902	£5,367,452
60% LAR - 40% CIR	35%	£8,047,285	£5,657,481	£5,514,190	£5,488,567	£4,915,402	£4,342,238
60% LAR - 40% CIR	40%	£6,845,195	£4,624,813	£4,481,803	£4,455,221	£3,884,175	£3,312,129
60% LAR - 40% CIR	45%	£5,638,547	£3,587,681	£3,444,908	£3,418,361	£2,848,268	£2,277,176
60% LAR - 40% CIR	50%	£4,427,418	£2,546,131	£2,403,554	£2,378,034	£1,807,731	£1,237,429

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,326,366	£1,186,712	£1,340,954	£1,386,709	£1,950,995	£2,536,765
60% LAR - 40% CIR	5%	£1,165,024	£2,162,743	£2,368,804	£2,384,662	£2,948,097	£3,531,842
60% LAR - 40% CIR	10%	£4,114,744	£3,197,641	£3,382,965	£3,398,923	£3,959,220	£4,531,518
60% LAR - 40% CIR	15%	£1,172,003	£4,207,285	£4,352,116	£4,377,991	£4,937,317	£5,536,644
60% LAR - 40% CIR	20%	£2,347,994	£5,221,527	£5,366,009	£5,391,898	£5,951,338	£6,546,866
60% LAR - 40% CIR	25%	£3,527,942	£6,240,620	£6,384,907	£6,410,269	£6,969,234	£7,562,138
60% LAR - 40% CIR	30%	£4,712,699	£7,264,219	£7,407,831	£7,433,505	£8,007,955	£8,582,405
60% LAR - 40% CIR	35%	£5,902,972	£8,292,376	£8,435,687	£8,461,290	£9,034,455	£9,607,619
60% LAR - 40% CIR	40%	£7,104,873	£9,325,044	£9,468,965	£9,493,636	£10,068,862	£10,637,728
60% LAR - 40% CIR	45%	£8,311,911	£10,362,176	£10,504,549	£10,530,496	£11,101,589	£11,672,681
60% LAR - 40% CIR	50%	£9,522,439	£11,403,727	£11,546,303	£11,571,823	£12,142,126	£12,712,428

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£8,106,794	£4,583,716	£4,439,475	£4,413,720	£3,829,433	£3,243,864
60% LAR - 40% CIR	5%	£8,445,853	£3,857,696	£4,441,924	£4,415,777	£2,832,331	£2,246,986
60% LAR - 40% CIR	10%	£5,779,314	£2,582,788	£2,437,463	£2,411,506	£1,830,208	£1,248,910
60% LAR - 40% CIR	15%	£4,608,425	£1,573,144	£1,428,312	£1,402,438	£823,112	£243,785
60% LAR - 40% CIR	20%	£3,432,634	£598,901	£414,420	£388,520	£168,688	£-68,488
60% LAR - 40% CIR	25%	£2,252,586	£-426,901	£-204,109	£-203,930	£-1,205,805	£-1,781,709
60% LAR - 40% CIR	30%	£1,067,730	£-1,483,790	£-1,627,403	£-1,653,077	£-2,227,526	£-2,801,977
60% LAR - 40% CIR	35%	£-122,143	£-2,511,947	£-2,655,238	£-2,680,981	£-3,234,028	£-3,827,190
60% LAR - 40% CIR	40%	£-1,409,244	£-3,544,615	£-3,687,606	£-3,713,298	£-4,266,293	£-4,857,299
60% LAR - 40% CIR	45%	£-2,590,882	£-4,581,748	£-4,724,521	£-4,750,087	£-5,311,160	£-5,892,253
60% LAR - 40% CIR	50%	£-3,742,010	£-5,623,298	£-5,765,874	£-5,791,394	£-6,361,697	£-6,931,999

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£10,501,937	£6,978,859	£6,834,618	£6,808,863	£6,224,576	£5,638,806
60% LAR - 40% CIR	5%	£9,340,596	£3,962,829	£3,818,907	£3,810,920	£3,227,474	£2,644,029
60% LAR - 40% CIR	10%	£8,174,457	£4,977,930	£4,832,606	£4,806,648	£4,225,351	£3,644,053
60% LAR - 40% CIR	15%	£7,003,568	£3,968,287	£3,823,455	£3,797,581	£3,216,255	£2,636,928
60% LAR - 40% CIR	20%	£5,827,927	£2,953,944	£2,809,562	£2,783,763	£2,208,234	£1,628,705
60% LAR - 40% CIR	25%	£4,647,729	£1,934,951	£1,790,975	£1,765,243	£1,180,338	£613,434
60% LAR - 40% CIR	30%	£3,462,872	£911,353	£,767,740	£,742,066	£,167,617	£-408,834
60% LAR - 40% CIR	35%	£2,273,000	£-116,895	£-260,086	£-260,718	£-885,985	£-1,452,046
60% LAR - 40% CIR	40%	£1,070,999	£-1,149,472	£-1,292,483	£-1,318,065	£-1,890,111	£-2,462,157
60% LAR - 40% CIR	45%	£-135,739	£-2,186,005	£-2,329,378	£-2,354,924	£-2,926,018	£-3,497,110
60% LAR - 40% CIR	50%	£-1,546,867	£-3,228,185	£-3,370,731	£-3,396,251	£-3,966,858	£-4,536,867

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£13,333,223	£9,810,745	£9,665,903	£9,640,148	£8,055,882	£6,470,992
60% LAR - 40% CIR	5%	£12,171,882	£8,814,115	£8,668,263	£8,642,508	£7,058,760	£5,475,315
60% LAR - 40% CIR	10%	£11,005,743	£7,809,216	£7,663,892	£7,637,934	£7,056,637	£6,475,339
60% LAR - 40% CIR	15%	£9,834,854	£6,799,573	£6,654,741	£6,628,866	£6,040,540	£5,470,213
60% LAR - 40% CIR	20%	£8,669,263	£5,785,230	£5,640,368	£5,614,049	£5,030,519	£4,459,901
60% LAR - 40% CIR	25%	£7,479,015	£4,766,237	£4,622,280	£4,596,528	£4,020,623	£3,444,719
60% LAR - 40% CIR	30%	£6,294,158	£3,742,639	£3,599,026	£3,573,352	£2,998,902	£2,424,452
60% LAR - 40% CIR	35%	£5,104,285	£2,714,481	£2,571,190	£2,545,567	£1,972,402	£1,399,238
60% LAR - 40% CIR	40%	£3,902,185	£1,681,813	£1,538,803	£1,513,221	£941,175	£369,129
60% LAR - 40% CIR	45%	£2,695,547	£64,681	£-501,908	£-476,361	£-94,732	£-665,824
60% LAR - 40% CIR	50%	£1,484,418	£-986,869	£-1,928,448	£-1,904,966	£-2,476,269	£-3,046,971

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone C - £1,500 psf
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No Units	50
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£19,860,410	£16,280,029	£16,135,787	£16,110,032	£15,533,066	£14,966,100
60% LAR : 40% CIR	5%	£18,510,867	£15,108,868	£14,965,197	£14,939,541	£14,364,864	£13,760,188
60% LAR : 40% CIR	10%	£17,174,519	£13,932,983	£13,789,843	£13,764,276	£13,191,715	£12,619,153
60% LAR : 40% CIR	15%	£15,824,421	£12,752,427	£12,609,772	£12,584,287	£12,013,667	£11,438,773
60% LAR : 40% CIR	20%	£14,469,620	£11,567,243	£11,425,031	£11,399,619	£10,828,105	£10,250,576
60% LAR : 40% CIR	25%	£13,110,162	£10,377,477	£10,234,672	£10,209,139	£9,633,235	£9,057,531
60% LAR : 40% CIR	30%	£11,746,096	£9,177,275	£9,033,683	£8,907,989	£8,433,539	£7,859,089
60% LAR : 40% CIR	35%	£10,377,466	£7,971,144	£7,827,853	£7,802,230	£7,229,065	£6,655,901
60% LAR : 40% CIR	40%	£9,004,321	£6,760,902	£6,617,491	£6,591,910	£6,019,864	£5,447,918
60% LAR : 40% CIR	45%	£7,626,707	£5,545,395	£5,402,622	£5,377,076	£4,805,984	£4,234,891
60% LAR : 40% CIR	50%	£6,236,080	£4,325,872	£4,183,295	£4,157,775	£3,587,472	£3,017,169

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£5,910,562	£2,330,172	£2,185,530	£2,160,175	£1,583,209	£1,006,243
60% LAR : 40% CIR	5%	£4,570,010	£1,150,038	£1,015,340	£989,581	£415,007	£189,869
60% LAR : 40% CIR	10%	£3,224,062	£-18,874	£-10,014	£-13,551	£-76,143	£-1,330,704
60% LAR : 40% CIR	15%	£1,874,564	£-119,431	£-134,085	£-135,570	£-1,836,190	£-2,511,084
60% LAR : 40% CIR	20%	£510,762	£-232,614	£-234,827	£-230,238	£-3,121,752	£-3,899,281
60% LAR : 40% CIR	25%	£-181,665	£-317,303	£-317,465	£-314,748	£-4,316,662	£-4,892,426
60% LAR : 40% CIR	30%	£-2,203,761	£-4,772,582	£-4,916,194	£-4,941,868	£-5,510,319	£-6,090,768
60% LAR : 40% CIR	35%	£-3,072,391	£-5,978,713	£-6,123,004	£-6,147,627	£-6,720,792	£-7,293,956
60% LAR : 40% CIR	40%	£-4,945,538	£-7,189,355	£-7,332,366	£-7,357,987	£-7,929,983	£-8,503,038
60% LAR : 40% CIR	45%	£-6,323,150	£-8,404,462	£-8,547,235	£-8,572,781	£-9,143,874	£-9,714,966
60% LAR : 40% CIR	50%	£-7,713,777	£-9,623,598	£-9,766,502	£-9,792,062	£-10,362,355	£-10,932,658

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£11,690,991	£8,110,600	£7,966,359	£7,940,604	£7,363,638	£6,786,672
60% LAR : 40% CIR	5%	£10,350,438	£6,939,437	£6,795,789	£6,770,112	£6,195,436	£5,620,759
60% LAR : 40% CIR	10%	£9,005,090	£5,763,554	£5,620,414	£5,594,847	£5,022,286	£4,449,725
60% LAR : 40% CIR	15%	£7,654,992	£4,582,998	£4,440,344	£4,414,859	£3,844,238	£3,269,344
60% LAR : 40% CIR	20%	£6,300,191	£3,397,814	£3,255,682	£3,230,191	£2,658,677	£2,083,147
60% LAR : 40% CIR	25%	£4,940,734	£2,208,040	£2,065,443	£2,039,711	£1,463,807	£897,503
60% LAR : 40% CIR	30%	£3,576,667	£1,007,846	£864,235	£838,560	£264,110	£-310,339
60% LAR : 40% CIR	35%	£2,208,038	£-198,284	£-231,574	£-267,198	£-660,363	£-1,113,527
60% LAR : 40% CIR	40%	£834,892	£-408,927	£-450,937	£-497,019	£-1,440,565	£-2,021,010
60% LAR : 40% CIR	45%	£-452,721	£-624,033	£-676,800	£-732,353	£-1,363,445	£-1,934,537
60% LAR : 40% CIR	50%	£-1,833,348	£-843,587	£-906,133	£-971,693	£-1,681,958	£-2,302,269

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£14,086,134	£10,305,743	£10,361,302	£10,335,747	£9,758,781	£9,181,815
60% LAR : 40% CIR	5%	£12,745,431	£9,334,580	£9,189,911	£9,163,265	£8,586,519	£8,011,902
60% LAR : 40% CIR	10%	£11,400,233	£8,158,697	£8,015,557	£7,989,990	£7,417,429	£6,844,867
60% LAR : 40% CIR	15%	£10,050,135	£6,978,141	£6,835,487	£6,810,001	£6,239,381	£5,664,487
60% LAR : 40% CIR	20%	£8,695,334	£5,792,567	£5,650,745	£5,625,334	£5,053,820	£4,479,290
60% LAR : 40% CIR	25%	£7,335,877	£4,603,191	£4,460,586	£4,434,853	£3,858,949	£3,283,045
60% LAR : 40% CIR	30%	£5,971,810	£3,402,989	£3,260,378	£3,233,703	£2,659,253	£2,084,803
60% LAR : 40% CIR	35%	£4,603,181	£2,196,959	£2,053,958	£2,027,945	£1,454,780	£881,616
60% LAR : 40% CIR	40%	£3,230,035	£986,216	£843,206	£817,624	£245,978	£-326,467
60% LAR : 40% CIR	45%	£1,852,421	£-228,890	£-371,663	£-427,210	£-968,302	£-1,539,394
60% LAR : 40% CIR	50%	£461,794	£-1,448,414	£-1,990,990	£-2,116,538	£-2,686,813	£-3,257,117

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£16,917,419	£13,337,026	£13,182,787	£13,157,032	£12,390,886	£11,623,100
60% LAR : 40% CIR	5%	£15,576,967	£12,162,866	£12,002,197	£11,976,541	£11,211,864	£10,447,188
60% LAR : 40% CIR	10%	£14,231,519	£10,989,983	£10,846,843	£10,821,276	£10,248,715	£9,676,153
60% LAR : 40% CIR	15%	£12,881,421	£9,809,427	£9,666,772	£9,641,287	£9,070,667	£8,498,773
60% LAR : 40% CIR	20%	£11,526,620	£8,624,243	£8,482,051	£8,456,619	£7,885,105	£7,307,576
60% LAR : 40% CIR	25%	£10,167,162	£7,437,477	£7,291,872	£7,266,139	£6,690,235	£6,114,331
60% LAR : 40% CIR	30%	£8,803,096	£6,234,275	£6,090,663	£6,064,989	£5,490,539	£4,916,089
60% LAR : 40% CIR	35%	£7,434,466	£5,028,144	£4,884,853	£4,859,230	£4,286,065	£3,712,901
60% LAR : 40% CIR	40%	£6,061,321	£3,817,502	£3,674,491	£3,648,910	£3,076,864	£2,504,810
60% LAR : 40% CIR	45%	£4,683,707	£2,602,395	£2,459,622	£2,434,076	£1,862,984	£1,291,891
60% LAR : 40% CIR	50%	£3,293,080	£1,382,872	£1,240,295	£1,214,775	£644,472	£74,169

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone C - £1,750 psf
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No Units	50
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£25,834,078	£22,158,169	£22,013,927	£21,988,172	£21,411,206	£20,834,240
60% LAR - 40% CIR	5%	£24,194,844	£20,693,999	£20,549,429	£20,523,773	£19,940,097	£19,374,421
60% LAR - 40% CIR	10%	£22,550,812	£19,223,309	£19,080,169	£19,054,602	£18,482,041	£17,909,479
60% LAR - 40% CIR	15%	£20,902,031	£17,748,846	£17,606,191	£17,580,706	£17,010,086	£16,439,466
60% LAR - 40% CIR	20%	£19,248,547	£16,269,154	£16,127,942	£16,102,131	£15,533,281	£14,964,431
60% LAR - 40% CIR	25%	£17,590,407	£14,786,082	£14,644,270	£14,618,924	£14,051,675	£13,484,426
60% LAR - 40% CIR	30%	£15,927,657	£13,297,874	£13,156,420	£13,131,132	£12,565,315	£11,999,498
60% LAR - 40% CIR	35%	£14,260,345	£11,805,175	£11,664,038	£11,638,799	£11,074,250	£10,509,699
60% LAR - 40% CIR	40%	£12,598,517	£10,308,034	£10,167,172	£10,141,976	£9,578,927	£9,007,300
60% LAR - 40% CIR	45%	£10,912,219	£8,806,495	£8,665,481	£8,639,935	£8,068,841	£7,497,749
60% LAR - 40% CIR	50%	£9,231,501	£7,292,106	£7,149,529	£7,124,010	£6,553,707	£5,983,404

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£11,884,221	£8,208,312	£8,064,070	£8,038,315	£7,461,349	£6,884,383
60% LAR - 40% CIR	5%	£10,244,686	£6,743,244	£6,599,572	£6,573,916	£6,000,240	£5,424,564
60% LAR - 40% CIR	10%	£8,600,955	£5,273,452	£5,130,312	£5,104,745	£4,532,184	£3,959,924
60% LAR - 40% CIR	15%	£6,952,174	£3,798,989	£3,656,334	£3,630,849	£3,060,229	£2,489,609
60% LAR - 40% CIR	20%	£5,298,690	£2,319,897	£2,177,685	£2,152,274	£1,583,424	£1,014,574
60% LAR - 40% CIR	25%	£3,640,525	£838,225	£696,413	£696,067	£101,317	£-466,811
60% LAR - 40% CIR	30%	£1,977,800	£-651,983	£-793,437	£-818,725	£-1,394,543	£-1,950,359
60% LAR - 40% CIR	35%	£310,458	£-2,144,882	£-2,285,819	£-2,311,098	£-2,873,607	£-3,440,159
60% LAR - 40% CIR	40%	£-811,946	£-3,641,923	£-3,782,966	£-3,807,982	£-4,371,336	£-4,942,353
60% LAR - 40% CIR	45%	£-3,037,618	£-5,143,363	£-5,284,376	£-5,309,923	£-5,881,016	£-6,452,108
60% LAR - 40% CIR	50%	£-4,118,357	£-6,657,751	£-6,800,328	£-6,825,645	£-7,396,150	£-7,966,453

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£17,664,650	£13,988,740	£13,844,499	£13,818,744	£13,241,778	£12,664,812
60% LAR - 40% CIR	5%	£16,025,415	£12,523,870	£12,380,001	£12,354,246	£11,777,689	£11,201,992
60% LAR - 40% CIR	10%	£14,381,384	£11,063,881	£10,919,741	£10,894,174	£10,317,612	£9,741,051
60% LAR - 40% CIR	15%	£12,732,602	£9,579,417	£9,436,762	£9,411,278	£8,840,658	£8,270,038
60% LAR - 40% CIR	20%	£11,078,119	£8,093,326	£7,950,715	£7,925,702	£7,355,853	£6,786,003
60% LAR - 40% CIR	25%	£9,420,978	£6,611,653	£6,470,841	£6,445,495	£5,875,246	£5,305,996
60% LAR - 40% CIR	30%	£7,768,228	£5,128,445	£4,986,991	£4,961,703	£4,391,854	£3,822,070
60% LAR - 40% CIR	35%	£6,090,917	£3,635,747	£3,494,610	£3,469,371	£2,904,821	£2,340,271
60% LAR - 40% CIR	40%	£4,419,089	£2,138,608	£1,997,743	£1,972,547	£1,408,086	£837,671
60% LAR - 40% CIR	45%	£2,742,791	£637,066	£496,053	£470,506	£-100,587	£-671,680
60% LAR - 40% CIR	50%	£1,062,072	£-877,393	£-1,018,899	£-1,044,419	£-1,615,721	£-2,186,024

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£20,059,793	£16,383,383	£16,239,642	£16,213,887	£15,636,921	£15,059,955
60% LAR - 40% CIR	5%	£18,420,558	£14,819,813	£14,775,144	£14,749,487	£14,174,612	£13,599,135
60% LAR - 40% CIR	10%	£16,776,527	£13,249,023	£13,195,883	£13,170,316	£12,600,240	£12,025,164
60% LAR - 40% CIR	15%	£15,127,745	£11,674,560	£11,621,005	£11,595,421	£11,025,801	£10,451,181
60% LAR - 40% CIR	20%	£13,478,262	£10,099,469	£10,045,914	£10,020,347	£9,450,927	£8,876,407
60% LAR - 40% CIR	25%	£11,816,121	£8,511,796	£8,458,984	£8,433,417	£7,864,638	£7,290,117
60% LAR - 40% CIR	30%	£10,153,371	£6,923,588	£6,870,776	£6,845,209	£6,276,929	£5,702,408
60% LAR - 40% CIR	35%	£8,486,680	£5,335,960	£5,283,148	£5,257,581	£4,689,901	£4,115,380
60% LAR - 40% CIR	40%	£6,819,232	£3,748,749	£3,695,937	£3,670,370	£3,102,800	£2,528,279
60% LAR - 40% CIR	45%	£5,137,934	£2,132,209	£2,079,397	£2,053,830	£1,486,260	£881,739
60% LAR - 40% CIR	50%	£3,457,215	£517,820	£1,375,244	£1,349,724	£779,422	£209,119

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£22,897,078	£19,215,166	£19,070,927	£19,045,172	£18,468,206	£17,891,240
60% LAR - 40% CIR	5%	£21,251,844	£17,580,092	£17,435,429	£17,409,673	£16,832,707	£16,255,741
60% LAR - 40% CIR	10%	£19,607,812	£16,280,309	£16,137,169	£16,111,413	£15,534,447	£14,957,481
60% LAR - 40% CIR	15%	£17,959,031	£14,805,946	£14,663,191	£14,637,435	£14,060,469	£13,483,503
60% LAR - 40% CIR	20%	£16,305,547	£13,226,154	£13,083,642	£13,057,886	£12,480,920	£11,903,954
60% LAR - 40% CIR	25%	£14,647,407	£11,643,082	£11,500,270	£11,474,514	£10,900,548	£10,323,582
60% LAR - 40% CIR	30%	£12,989,857	£10,054,874	£9,912,420	£9,886,664	£9,312,698	£8,738,732
60% LAR - 40% CIR	35%	£11,317,345	£8,462,175	£8,320,320	£8,294,564	£7,720,598	£7,146,632
60% LAR - 40% CIR	40%	£9,645,517	£6,865,034	£6,723,179	£6,697,423	£6,123,457	£5,549,491
60% LAR - 40% CIR	45%	£7,969,219	£5,263,495	£5,121,640	£5,095,884	£4,521,918	£3,947,952
60% LAR - 40% CIR	50%	£6,288,501	£3,649,106	£3,507,251	£3,481,495	£2,907,529	£2,333,563

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone C - £1,900 psf
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No Units	50
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£29,418,274	£25,885,052	£25,540,811	£25,515,055	£24,938,090	£24,361,124
60% LAR : 40% CIR	10%	£27,569,830	£24,043,838	£23,899,969	£23,874,312	£23,298,637	£22,724,963
60% LAR : 40% CIR	15%	£23,948,597	£20,746,897	£20,604,042	£20,578,557	£20,007,937	£19,437,318
60% LAR : 40% CIR	20%	£22,115,903	£19,091,262	£18,949,049	£18,923,688	£18,354,788	£17,785,939
60% LAR : 40% CIR	25%	£20,278,554	£17,431,244	£17,289,432	£17,264,087	£16,696,838	£16,129,589
60% LAR : 40% CIR	30%	£18,436,594	£15,766,892	£15,625,238	£15,599,950	£15,034,134	£14,468,317
60% LAR : 40% CIR	35%	£16,590,073	£14,097,850	£13,956,513	£13,931,274	£13,366,723	£12,802,174
60% LAR : 40% CIR	40%	£14,739,035	£12,424,164	£12,283,302	£12,258,106	£11,694,657	£11,131,209
60% LAR : 40% CIR	45%	£12,883,527	£10,746,281	£10,605,653	£10,580,491	£10,017,981	£9,455,463
60% LAR : 40% CIR	50%	£11,023,598	£9,064,046	£8,923,613	£8,898,476	£8,333,448	£7,763,144

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£15,468,417	£11,735,195	£11,590,563	£11,565,198	£10,988,233	£10,411,267
60% LAR : 40% CIR	5%	£13,640,973	£10,093,781	£9,950,712	£9,924,455	£9,348,780	£8,773,103
60% LAR : 40% CIR	10%	£11,826,731	£8,447,647	£8,304,507	£8,278,249	£7,702,379	£7,127,812
60% LAR : 40% CIR	15%	£9,998,740	£6,796,839	£6,654,185	£6,628,700	£6,052,830	£5,478,461
60% LAR : 40% CIR	20%	£8,166,046	£5,144,404	£4,999,192	£4,973,781	£4,400,331	£3,826,081
60% LAR : 40% CIR	25%	£6,329,096	£3,491,387	£3,339,675	£3,314,230	£2,740,981	£2,167,132
60% LAR : 40% CIR	30%	£4,486,737	£1,836,835	£1,675,381	£1,650,093	£1,084,276	£518,460
60% LAR : 40% CIR	35%	£2,640,215	£147,793	£6,656	£19,583	£583,134	£1,147,883
60% LAR : 40% CIR	40%	£769,177	£1,869,865	£1,686,865	£1,661,762	£2,252,390	£2,818,648
60% LAR : 40% CIR	45%	£1,069,430	£3,203,576	£3,344,204	£3,369,366	£3,931,876	£4,494,384
60% LAR : 40% CIR	50%	£2,926,250	£4,885,811	£5,026,214	£5,051,581	£5,616,410	£6,186,713

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£21,248,845	£17,515,623	£17,371,382	£17,345,627	£16,768,662	£16,191,696
60% LAR : 40% CIR	5%	£19,430,411	£15,874,210	£15,730,440	£15,704,269	£15,128,304	£14,552,338
60% LAR : 40% CIR	10%	£17,607,160	£14,228,076	£14,084,536	£14,059,369	£13,486,807	£12,914,246
60% LAR : 40% CIR	15%	£15,779,168	£12,577,266	£12,434,614	£12,409,129	£11,838,508	£11,267,889
60% LAR : 40% CIR	20%	£13,946,475	£10,926,853	£10,782,621	£10,757,269	£10,186,380	£9,615,510
60% LAR : 40% CIR	25%	£12,109,125	£9,281,816	£9,137,004	£9,111,659	£8,540,410	£7,969,160
60% LAR : 40% CIR	30%	£10,267,166	£7,597,263	£7,452,809	£7,427,521	£6,856,705	£6,286,889
60% LAR : 40% CIR	35%	£8,420,644	£5,928,221	£5,787,084	£5,761,845	£5,197,295	£4,632,745
60% LAR : 40% CIR	40%	£6,569,096	£4,254,736	£4,113,673	£4,088,677	£3,525,229	£2,961,780
60% LAR : 40% CIR	45%	£4,714,099	£2,576,853	£2,436,225	£2,411,062	£1,848,552	£1,286,035
60% LAR : 40% CIR	50%	£2,854,170	£894,617	£754,184	£729,048	£164,019	£408,284

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£23,643,988	£19,910,786	£19,766,525	£19,740,770	£19,163,805	£18,586,839
60% LAR : 40% CIR	5%	£21,825,544	£18,269,353	£18,125,683	£18,100,027	£17,523,361	£16,946,876
60% LAR : 40% CIR	10%	£20,002,303	£16,623,219	£16,480,079	£16,454,512	£15,881,950	£15,309,389
60% LAR : 40% CIR	15%	£18,174,311	£14,972,411	£14,829,757	£14,804,271	£14,233,651	£13,663,032
60% LAR : 40% CIR	20%	£16,341,617	£13,321,976	£13,179,623	£13,154,763	£12,584,563	£12,014,653
60% LAR : 40% CIR	25%	£14,504,268	£11,676,959	£11,535,147	£11,509,802	£10,922,552	£10,355,303
60% LAR : 40% CIR	30%	£12,662,309	£9,992,406	£9,850,952	£9,825,664	£9,259,848	£8,694,032
60% LAR : 40% CIR	35%	£10,815,787	£8,323,356	£8,182,227	£8,156,988	£7,592,438	£7,027,888
60% LAR : 40% CIR	40%	£8,964,749	£6,649,070	£6,509,016	£6,483,820	£5,920,371	£5,356,923
60% LAR : 40% CIR	45%	£7,109,242	£4,971,995	£4,831,368	£4,806,205	£4,243,695	£3,681,178
60% LAR : 40% CIR	50%	£5,249,313	£3,289,760	£3,149,327	£3,124,191	£2,559,162	£1,988,859

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£26,715,274	£22,142,352	£22,000,811	£22,074,265	£21,989,080	£21,718,124
60% LAR : 40% CIR	5%	£24,886,830	£20,500,838	£20,359,689	£20,333,312	£20,248,637	£19,977,680
60% LAR : 40% CIR	10%	£22,833,589	£19,454,504	£19,311,364	£19,285,797	£19,173,236	£18,140,674
60% LAR : 40% CIR	15%	£21,005,597	£17,803,697	£17,661,042	£17,635,257	£17,054,937	£16,494,318
60% LAR : 40% CIR	20%	£19,172,903	£16,148,262	£16,006,049	£15,980,638	£15,411,788	£14,842,939
60% LAR : 40% CIR	25%	£17,335,554	£14,488,244	£14,346,432	£14,321,087	£13,753,838	£13,186,589
60% LAR : 40% CIR	30%	£15,493,994	£12,823,692	£12,682,238	£12,656,950	£12,091,134	£11,525,317
60% LAR : 40% CIR	35%	£13,647,073	£11,154,650	£11,013,513	£10,988,274	£10,422,723	£9,859,174
60% LAR : 40% CIR	40%	£11,796,035	£9,481,164	£9,340,302	£9,315,106	£8,751,657	£8,188,209
60% LAR : 40% CIR	45%	£9,940,527	£7,803,281	£7,662,653	£7,637,491	£7,074,981	£6,512,463
60% LAR : 40% CIR	50%	£8,080,998	£6,121,046	£5,980,613	£5,955,476	£5,390,448	£4,820,144

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone C - £2,000 psf
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No Units	50
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£31,807,738	£28,036,308	£27,892,067	£27,866,312	£27,289,346	£26,712,380
60% LAR : 40% CIR	5%	£29,869,820	£26,277,332	£26,133,682	£26,108,006	£25,533,329	£24,958,653
60% LAR : 40% CIR	10%	£27,927,106	£24,513,635	£24,370,494	£24,344,928	£23,770,366	£23,199,805
60% LAR : 40% CIR	15%	£25,979,642	£22,745,264	£22,602,610	£22,577,125	£22,006,505	£21,435,885
60% LAR : 40% CIR	20%	£24,027,474	£20,972,687	£20,830,055	£20,804,643	£20,235,794	£19,666,944
60% LAR : 40% CIR	25%	£22,070,651	£19,199,687	£19,056,874	£19,031,529	£18,460,290	£17,893,031
60% LAR : 40% CIR	30%	£20,109,219	£17,412,572	£17,271,118	£17,245,830	£16,680,012	£16,114,196
60% LAR : 40% CIR	35%	£18,143,223	£15,625,966	£15,484,829	£15,459,590	£14,895,040	£14,330,490
60% LAR : 40% CIR	40%	£16,172,733	£13,834,917	£13,694,059	£13,668,869	£13,105,410	£12,541,962
60% LAR : 40% CIR	45%	£14,197,733	£12,039,472	£11,898,844	£11,873,682	£11,311,171	£10,748,662
60% LAR : 40% CIR	50%	£12,218,330	£10,239,673	£10,099,241	£10,074,105	£9,512,372	£8,949,639

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£17,857,881	£14,086,451	£13,942,210	£13,916,455	£13,339,489	£12,762,523
60% LAR : 40% CIR	5%	£15,919,863	£12,327,475	£12,186,605	£12,160,850	£11,583,472	£11,008,786
60% LAR : 40% CIR	10%	£13,977,240	£10,563,778	£10,420,637	£10,395,071	£9,822,609	£9,249,947
60% LAR : 40% CIR	15%	£12,029,785	£8,795,407	£8,652,753	£8,627,268	£8,056,648	£7,486,028
60% LAR : 40% CIR	20%	£10,077,617	£7,022,410	£6,880,197	£6,854,786	£6,285,936	£5,717,087
60% LAR : 40% CIR	25%	£8,120,794	£5,244,629	£5,103,017	£5,077,611	£4,510,423	£3,943,174
60% LAR : 40% CIR	30%	£6,159,362	£3,462,714	£3,321,261	£3,295,972	£2,730,155	£2,164,339
60% LAR : 40% CIR	35%	£4,193,366	£1,676,109	£1,534,972	£1,509,733	£945,183	£380,633
60% LAR : 40% CIR	40%	£2,222,856	£114,840	£256,381	£230,098	£64,447	£1,407,866
60% LAR : 40% CIR	45%	£247,876	£-1,910,385	£-2,051,013	£-2,026,176	£-2,638,686	£-3,201,165
60% LAR : 40% CIR	50%	£-1,731,527	£-3,710,184	£-3,850,618	£-3,825,762	£-4,437,485	£-5,000,219

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£23,638,310	£19,866,879	£19,722,639	£19,696,884	£19,119,918	£18,542,952
60% LAR : 40% CIR	5%	£21,700,362	£18,107,903	£17,964,259	£17,938,577	£17,361,611	£16,784,645
60% LAR : 40% CIR	10%	£19,757,677	£16,344,207	£16,200,066	£16,174,500	£15,602,937	£15,030,376
60% LAR : 40% CIR	15%	£17,810,213	£14,575,836	£14,433,182	£14,407,696	£13,837,076	£13,266,456
60% LAR : 40% CIR	20%	£15,858,945	£12,802,538	£12,660,626	£12,635,215	£12,066,365	£11,497,515
60% LAR : 40% CIR	25%	£13,907,223	£11,029,240	£10,887,328	£10,861,917	£10,292,852	£9,723,802
60% LAR : 40% CIR	30%	£11,939,790	£9,244,143	£9,101,689	£9,076,401	£8,510,584	£7,944,768
60% LAR : 40% CIR	35%	£9,973,795	£7,456,538	£7,314,501	£7,290,162	£6,725,611	£6,161,062
60% LAR : 40% CIR	40%	£7,997,394	£5,663,929	£5,521,627	£5,497,430	£4,932,982	£4,372,533
60% LAR : 40% CIR	45%	£6,028,304	£3,870,043	£3,729,416	£3,704,253	£3,141,743	£2,579,234
60% LAR : 40% CIR	50%	£4,048,902	£2,070,245	£1,929,813	£1,904,676	£1,342,944	£780,210

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£26,033,433	£22,262,022	£22,117,782	£22,092,027	£21,515,061	£20,938,094
60% LAR : 40% CIR	5%	£24,095,534	£20,503,046	£20,359,377	£20,333,720	£19,756,044	£19,179,397
60% LAR : 40% CIR	10%	£22,152,820	£18,739,350	£18,596,209	£18,570,643	£17,993,080	£17,415,519
60% LAR : 40% CIR	15%	£20,205,356	£16,970,979	£16,828,324	£16,802,839	£16,225,219	£15,647,599
60% LAR : 40% CIR	20%	£18,253,168	£15,197,881	£15,055,760	£15,030,368	£14,452,598	£13,874,958
60% LAR : 40% CIR	25%	£16,296,366	£13,420,401	£13,278,589	£13,253,243	£12,675,995	£12,100,745
60% LAR : 40% CIR	30%	£14,334,933	£11,638,286	£11,496,832	£11,471,544	£10,905,727	£10,339,910
60% LAR : 40% CIR	35%	£12,369,857	£9,851,681	£9,710,544	£9,685,385	£9,120,754	£8,556,296
60% LAR : 40% CIR	40%	£10,398,427	£8,060,632	£7,919,770	£7,894,573	£7,331,124	£6,767,676
60% LAR : 40% CIR	45%	£8,423,447	£6,265,186	£6,124,558	£6,099,396	£5,536,886	£4,974,377
60% LAR : 40% CIR	50%	£6,444,045	£4,465,388	£4,324,956	£4,299,819	£3,738,086	£3,175,353

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£28,894,738	£25,083,308	£24,939,087	£24,913,312	£24,336,346	£23,759,380
60% LAR : 40% CIR	5%	£26,926,820	£23,334,332	£23,190,682	£23,164,906	£22,587,940	£22,010,974
60% LAR : 40% CIR	10%	£24,984,106	£21,570,635	£21,427,494	£21,401,928	£20,824,962	£20,247,996
60% LAR : 40% CIR	15%	£23,036,642	£19,802,264	£19,659,610	£19,634,125	£19,057,159	£18,480,193
60% LAR : 40% CIR	20%	£21,084,474	£18,029,287	£17,887,055	£17,861,643	£17,284,677	£16,707,711
60% LAR : 40% CIR	25%	£19,127,651	£16,251,687	£16,109,874	£16,084,529	£15,507,563	£14,930,597
60% LAR : 40% CIR	30%	£17,166,219	£14,469,572	£14,328,118	£14,302,830	£13,725,864	£13,148,898
60% LAR : 40% CIR	35%	£15,200,223	£12,682,966	£12,541,829	£12,516,590	£11,939,624	£11,362,658
60% LAR : 40% CIR	40%	£13,229,713	£10,891,917	£10,751,056	£10,725,859	£10,148,893	£9,571,927
60% LAR : 40% CIR	45%	£11,254,733	£9,096,472	£8,955,844	£8,930,682	£8,353,716	£7,776,750
60% LAR : 40% CIR	50%	£9,275,330	£7,296,673	£7,156,241	£7,131,105	£6,554,139	£5,977,173

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats	
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Value Area	Zone C - RP Periphery £2,250 psf
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No Units	50
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£37,779,021	£33,914,448	£33,770,206	£33,744,451	£33,167,486	£32,590,520	£30,542,886
60% LAR : 40% CIR	5%	£35,544,797	£31,881,565	£31,717,895	£31,692,230	£31,111,562	£30,542,886	£28,490,131
60% LAR : 40% CIR	10%	£33,303,999	£29,803,961	£29,660,821	£29,635,254	£29,062,692	£28,490,131	£26,432,304
60% LAR : 40% CIR	15%	£31,057,252	£27,741,684	£27,599,028	£27,573,543	£27,002,924	£26,432,304	£24,389,455
60% LAR : 40% CIR	20%	£28,806,402	£25,674,778	£25,532,666	£25,507,155	£24,936,395	£24,389,455	£22,301,636
60% LAR : 40% CIR	25%	£26,550,896	£23,603,291	£23,461,479	£23,436,133	£22,865,885	£22,301,636	£20,228,894
60% LAR : 40% CIR	30%	£24,290,780	£21,527,269	£21,385,816	£21,360,527	£20,794,710	£20,228,894	£18,151,281
60% LAR : 40% CIR	35%	£22,026,102	£19,446,757	£19,305,619	£19,280,381	£18,715,631	£18,151,281	£16,068,946
60% LAR : 40% CIR	40%	£19,756,908	£17,361,001	£17,220,940	£17,195,743	£16,630,294	£16,068,946	£13,981,639
60% LAR : 40% CIR	45%	£17,483,245	£15,272,448	£15,131,821	£15,106,628	£14,544,149	£13,981,639	£11,889,710
60% LAR : 40% CIR	50%	£15,205,160	£13,178,744	£13,038,311	£13,013,174	£12,451,443	£11,889,710	

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£23,829,164	£19,964,591	£19,820,349	£19,794,594	£19,217,629	£18,640,663	£16,593,029
60% LAR : 40% CIR	0%	£21,594,940	£17,811,708	£17,768,038	£17,742,362	£17,167,706	£16,593,029	£14,540,274
60% LAR : 40% CIR	10%	£19,353,542	£15,654,103	£15,610,993	£15,585,396	£15,010,835	£14,540,274	£12,482,447
60% LAR : 40% CIR	15%	£17,107,395	£13,497,827	£13,449,171	£13,423,686	£12,848,448	£12,482,447	£10,419,598
60% LAR : 40% CIR	20%	£14,856,545	£11,342,921	£11,294,927	£11,269,442	£10,694,448	£10,419,598	£8,351,776
60% LAR : 40% CIR	25%	£12,601,039	£9,188,434	£9,139,434	£9,113,949	£8,538,955	£8,351,776	£6,270,037
60% LAR : 40% CIR	30%	£10,340,923	£7,033,947	£6,984,947	£6,959,462	£6,384,468	£6,270,037	£4,191,899
60% LAR : 40% CIR	35%	£8,076,245	£4,879,460	£4,830,460	£4,804,975	£4,229,981	£4,191,899	£2,118,989
60% LAR : 40% CIR	40%	£5,811,567	£2,724,973	£2,675,973	£2,650,488	£2,075,494	£2,118,989	£1,047,070
60% LAR : 40% CIR	45%	£3,553,388	£1,570,486	£1,521,486	£1,495,991	£920,997	£917,070	£407,142
60% LAR : 40% CIR	50%	£1,295,303	£711,113	£711,113	£711,113	£226,119	£226,119	£0

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£29,609,592	£25,745,019	£25,600,778	£25,575,023	£24,998,058	£24,421,092	£22,373,457
60% LAR : 40% CIR	0%	£27,375,368	£23,687,136	£23,643,867	£23,618,112	£23,041,147	£22,464,181	£20,416,546
60% LAR : 40% CIR	10%	£25,133,970	£21,634,532	£21,591,263	£21,565,508	£20,988,543	£20,416,546	£18,368,911
60% LAR : 40% CIR	15%	£22,887,823	£19,572,255	£19,429,000	£19,403,245	£18,826,280	£18,368,911	£16,321,271
60% LAR : 40% CIR	20%	£20,636,973	£17,505,350	£17,362,095	£17,336,340	£16,759,375	£16,321,271	£14,273,641
60% LAR : 40% CIR	25%	£18,381,467	£15,438,445	£15,295,190	£15,269,435	£14,692,470	£14,273,641	£12,226,011
60% LAR : 40% CIR	30%	£16,121,352	£13,371,540	£13,228,285	£13,202,530	£12,625,565	£12,226,011	£10,178,381
60% LAR : 40% CIR	35%	£13,861,237	£11,304,635	£11,161,380	£11,135,625	£10,558,660	£10,178,381	£8,132,741
60% LAR : 40% CIR	40%	£11,601,122	£9,237,730	£9,094,475	£9,068,720	£8,491,755	£8,132,741	£6,087,401
60% LAR : 40% CIR	45%	£9,341,007	£7,170,825	£7,027,570	£7,001,815	£6,424,850	£6,087,401	£4,042,061
60% LAR : 40% CIR	50%	£7,080,892	£5,103,920	£4,960,665	£4,934,910	£4,357,945	£4,042,061	£2,000,000

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£32,004,735	£28,140,162	£27,995,920	£27,970,165	£27,393,200	£26,816,234	£24,768,600
60% LAR : 40% CIR	0%	£29,770,511	£26,087,779	£25,943,538	£25,917,783	£25,340,818	£24,768,600	£22,720,966
60% LAR : 40% CIR	10%	£27,526,113	£24,029,675	£23,885,433	£23,859,678	£23,282,713	£22,720,966	£20,673,332
60% LAR : 40% CIR	15%	£25,281,715	£21,971,573	£21,827,331	£21,801,576	£21,224,611	£20,673,332	£18,625,698
60% LAR : 40% CIR	20%	£23,037,317	£19,913,471	£19,769,229	£19,743,474	£19,166,509	£18,625,698	£16,578,064
60% LAR : 40% CIR	25%	£20,792,919	£17,855,369	£17,711,127	£17,685,372	£17,108,407	£16,578,064	£14,530,430
60% LAR : 40% CIR	30%	£18,548,521	£15,797,267	£15,653,025	£15,627,270	£15,050,305	£14,530,430	£12,482,796
60% LAR : 40% CIR	35%	£16,304,123	£13,739,165	£13,594,923	£13,569,168	£13,012,203	£12,482,796	£10,435,152
60% LAR : 40% CIR	40%	£14,059,725	£11,681,063	£11,536,821	£11,511,066	£10,954,101	£10,435,152	£8,387,508
60% LAR : 40% CIR	45%	£11,815,327	£9,622,961	£9,478,719	£9,452,964	£8,895,999	£8,387,508	£6,340,000
60% LAR : 40% CIR	50%	£9,570,929	£7,564,859	£7,420,617	£7,394,862	£6,837,897	£6,340,000	£4,292,400

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£34,380,021	£30,971,446	£30,827,206	£30,801,451	£30,224,486	£29,647,520	£27,599,886
60% LAR : 40% CIR	0%	£32,145,807	£28,727,344	£28,583,104	£28,557,349	£27,980,384	£27,403,418	£25,355,784
60% LAR : 40% CIR	10%	£29,901,409	£26,583,242	£26,439,002	£26,413,247	£25,836,282	£25,259,316	£23,211,682
60% LAR : 40% CIR	15%	£27,657,011	£24,439,140	£24,294,900	£24,269,145	£23,692,180	£23,115,214	£21,067,548
60% LAR : 40% CIR	20%	£25,412,613	£22,295,038	£22,150,798	£22,125,043	£21,548,078	£20,971,112	£18,923,412
60% LAR : 40% CIR	25%	£23,168,215	£20,150,936	£20,006,696	£19,980,941	£19,403,976	£18,827,010	£16,779,266
60% LAR : 40% CIR	30%	£20,923,817	£18,006,834	£17,862,594	£17,836,839	£17,259,874	£16,682,908	£14,635,020
60% LAR : 40% CIR	35%	£18,679,419	£15,862,732	£15,718,492	£15,692,737	£15,115,772	£14,538,806	£12,487,172
60% LAR : 40% CIR	40%	£16,435,021	£13,718,630	£13,574,390	£13,548,635	£12,971,670	£12,394,704	£10,339,228
60% LAR : 40% CIR	45%	£14,190,623	£11,574,528	£11,430,288	£11,404,533	£10,827,568	£10,250,602	£8,200,280
60% LAR : 40% CIR	50%	£11,946,225	£9,430,426	£9,286,186	£9,260,431	£8,683,466	£8,106,500	£6,058,636

LB Camden
Local Plan Viability Testing 2023

Resi 10 - 50 Flats

Value Area	Zone C - RP Periphery £2,450 psf
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No Units	50
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£42,536,446	£38,616,960	£38,472,719	£38,446,964	£37,869,998	£37,293,032
60% LAR : 40% CIR	10%	£40,066,938	£36,328,951	£36,186,281	£36,159,625	£35,584,048	£35,010,272
60% LAR : 40% CIR	15%	£37,597,707	£34,036,222	£33,893,081	£33,867,515	£33,294,953	£32,722,391
60% LAR : 40% CIR	20%	£35,113,798	£31,738,918	£31,596,164	£31,570,679	£31,000,059	£30,429,439
60% LAR : 40% CIR	25%	£32,629,545	£29,436,788	£29,294,576	£29,269,165	£28,700,315	£28,131,465
60% LAR : 40% CIR	30%	£30,145,091	£27,130,175	£26,988,393	£26,963,017	£26,395,768	£25,828,520
60% LAR : 40% CIR	35%	£27,660,029	£24,819,028	£24,677,573	£24,652,285	£24,086,469	£23,520,652
60% LAR : 40% CIR	40%	£25,175,405	£22,503,390	£22,362,252	£22,337,014	£21,772,464	£21,207,914
60% LAR : 40% CIR	45%	£22,690,265	£20,193,309	£20,052,447	£20,027,250	£19,463,801	£18,899,353
60% LAR : 40% CIR	50%	£20,205,125	£17,883,830	£17,743,203	£17,718,040	£17,153,530	£16,589,020
60% LAR : 40% CIR	50%	£17,720,024	£15,574,350	£15,433,566	£15,408,430	£14,843,860	£14,279,310

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£28,586,588	£24,667,103	£24,522,862	£24,497,107	£23,920,140	£23,343,174
60% LAR : 40% CIR	5%	£26,117,081	£22,379,093	£22,235,424	£22,209,768	£21,632,801	£21,055,835
60% LAR : 40% CIR	10%	£23,647,574	£20,086,365	£19,942,224	£19,916,568	£19,339,601	£18,762,635
60% LAR : 40% CIR	15%	£21,178,067	£17,795,636	£17,651,495	£17,625,839	£17,048,872	£16,471,906
60% LAR : 40% CIR	20%	£18,708,560	£15,504,907	£15,360,766	£15,335,110	£14,758,143	£14,181,177
60% LAR : 40% CIR	25%	£16,239,053	£13,214,178	£13,070,037	£13,044,381	£12,467,414	£11,890,448
60% LAR : 40% CIR	30%	£13,769,546	£10,923,449	£10,779,308	£10,753,652	£10,176,685	£9,600,719
60% LAR : 40% CIR	35%	£11,299,039	£8,632,720	£8,488,579	£8,462,923	£7,885,956	£7,309,990
60% LAR : 40% CIR	40%	£8,819,532	£6,341,991	£6,197,850	£6,172,194	£5,595,227	£5,019,261
60% LAR : 40% CIR	45%	£6,340,025	£4,051,262	£3,907,121	£3,881,465	£3,304,498	£2,728,532
60% LAR : 40% CIR	50%	£3,860,518	£1,760,533	£1,616,392	£1,590,736	£1,013,769	£957,803

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£34,367,017	£30,447,532	£30,303,290	£30,277,535	£29,700,569	£29,123,603
60% LAR : 40% CIR	5%	£31,897,510	£28,155,023	£28,010,781	£27,985,026	£27,408,060	£26,831,094
60% LAR : 40% CIR	10%	£29,428,003	£25,862,514	£25,718,272	£25,692,517	£25,115,551	£24,538,585
60% LAR : 40% CIR	15%	£26,958,496	£23,570,005	£23,425,763	£23,400,008	£22,823,042	£22,246,076
60% LAR : 40% CIR	20%	£24,488,989	£21,277,496	£21,133,254	£21,107,499	£20,530,533	£19,953,567
60% LAR : 40% CIR	25%	£22,019,482	£18,984,987	£18,840,745	£18,814,990	£18,238,024	£17,661,058
60% LAR : 40% CIR	30%	£19,549,975	£16,692,478	£16,548,236	£16,522,481	£15,945,515	£15,368,549
60% LAR : 40% CIR	35%	£17,080,468	£14,400,969	£14,256,727	£14,230,972	£13,654,006	£13,077,040
60% LAR : 40% CIR	40%	£14,610,961	£12,108,460	£11,964,218	£11,938,463	£11,361,497	£10,784,531
60% LAR : 40% CIR	45%	£12,141,454	£9,815,951	£9,671,709	£9,645,954	£9,068,988	£8,492,022
60% LAR : 40% CIR	50%	£9,671,947	£7,523,442	£7,379,199	£7,353,444	£6,776,478	£6,200,512

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£36,762,160	£32,842,674	£32,698,433	£32,672,678	£32,095,712	£31,518,746
60% LAR : 40% CIR	5%	£34,292,653	£30,550,165	£30,405,924	£30,380,169	£29,803,203	£29,226,237
60% LAR : 40% CIR	10%	£31,823,146	£28,257,656	£28,113,415	£28,087,660	£27,510,694	£26,933,728
60% LAR : 40% CIR	15%	£29,353,639	£25,965,147	£25,820,906	£25,795,151	£25,218,185	£24,641,219
60% LAR : 40% CIR	20%	£26,884,132	£23,672,638	£23,528,397	£23,502,642	£22,925,676	£22,348,710
60% LAR : 40% CIR	25%	£24,414,625	£21,380,129	£21,235,888	£21,210,133	£20,633,167	£20,056,201
60% LAR : 40% CIR	30%	£21,945,118	£19,087,620	£18,943,379	£18,917,624	£18,340,658	£17,763,692
60% LAR : 40% CIR	35%	£19,475,611	£16,795,111	£16,650,870	£16,625,115	£16,048,149	£15,471,183
60% LAR : 40% CIR	40%	£17,006,104	£14,502,602	£14,358,361	£14,332,606	£13,755,640	£13,178,674
60% LAR : 40% CIR	45%	£14,536,597	£12,210,093	£12,065,852	£12,040,097	£11,463,131	£10,886,165
60% LAR : 40% CIR	50%	£12,067,090	£9,917,584	£9,773,343	£9,747,588	£9,170,622	£8,593,656

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£39,383,446	£35,873,960	£35,729,719	£35,703,964	£35,126,998	£34,550,032
60% LAR : 40% CIR	5%	£37,123,938	£33,886,951	£33,742,710	£33,716,955	£33,140,000	£32,563,034
60% LAR : 40% CIR	10%	£34,864,430	£31,899,942	£31,755,701	£31,730,000	£31,153,045	£30,576,079
60% LAR : 40% CIR	15%	£32,604,922	£29,912,933	£29,768,692	£29,743,000	£29,166,045	£28,589,079
60% LAR : 40% CIR	20%	£30,345,414	£27,925,924	£27,781,683	£27,756,000	£27,179,045	£26,602,079
60% LAR : 40% CIR	25%	£28,085,906	£25,938,915	£25,794,674	£25,769,000	£25,192,045	£24,615,079
60% LAR : 40% CIR	30%	£25,826,398	£23,951,906	£23,807,665	£23,782,000	£23,205,045	£22,628,079
60% LAR : 40% CIR	35%	£23,566,890	£21,964,897	£21,820,656	£21,795,000	£21,218,045	£20,641,079
60% LAR : 40% CIR	40%	£21,307,382	£19,977,888	£19,833,647	£19,808,000	£19,231,045	£18,654,079
60% LAR : 40% CIR	45%	£19,047,874	£17,990,879	£17,846,638	£17,821,000	£17,244,045	£16,667,079
60% LAR : 40% CIR	50%	£16,788,366	£16,003,870	£15,859,629	£15,834,000	£15,257,045	£14,680,079

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone C - £1,050 paf
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No Units	60
Site Area	0.14 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£10,746,965	£6,671,625	£8,496,066	£6,464,718	£5,762,480	£5,060,244
60% LAR : 40% CIR	5%	£9,795,010	£5,905,774	£5,790,911	£3,669,682	£3,000,232	£4,300,762
60% LAR : 40% CIR	10%	£8,837,305	£5,134,177	£4,959,959	£4,928,840	£4,231,963	£3,535,066
60% LAR : 40% CIR	15%	£7,873,906	£4,356,893	£4,183,264	£4,152,245	£3,457,732	£2,763,219
60% LAR : 40% CIR	20%	£6,904,869	£3,573,976	£3,400,886	£3,369,656	£2,677,598	£1,985,239
60% LAR : 40% CIR	25%	£5,930,251	£2,785,481	£2,612,679	£2,582,030	£1,891,619	£1,201,208
60% LAR : 40% CIR	30%	£4,942,477	£1,991,488	£1,819,301	£1,788,521	£1,099,854	£411,187
60% LAR : 40% CIR	35%	£3,948,369	£1,191,989	£1,020,207	£989,489	£302,236	£-401,407
60% LAR : 40% CIR	40%	£2,948,763	£397,102	£215,195	£184,960	£-420,005	£-1,228,876
60% LAR : 40% CIR	45%	£1,943,719	£-438,952	£-615,376	£-646,945	£-1,352,639	£-2,058,333
60% LAR : 40% CIR	50%	£933,292	£-1,278,561	£-1,454,741	£-1,486,276	£-2,190,995	£-2,895,714

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,038,778	£7,114,116	£7,289,876	£7,321,023	£8,023,261	£9,725,497
60% LAR : 40% CIR	5%	£3,990,731	£7,678,987	£6,554,834	£6,969,559	£6,765,590	£8,484,589
60% LAR : 40% CIR	10%	£4,945,436	£8,661,564	£6,625,763	£6,856,902	£6,583,778	£8,250,658
60% LAR : 40% CIR	15%	£5,911,835	£9,428,849	£6,602,477	£6,633,496	£6,328,099	£8,022,522
60% LAR : 40% CIR	20%	£6,880,872	£10,211,768	£6,584,855	£6,415,785	£6,108,143	£7,800,592
60% LAR : 40% CIR	25%	£7,855,490	£11,000,290	£6,511,122,862	£6,112,862	£5,804,122	£7,584,533
60% LAR : 40% CIR	30%	£8,843,264	£11,794,273	£6,411,966,441	£6,111,967,220	£5,688,887	£7,374,554
60% LAR : 40% CIR	35%	£9,837,372	£12,593,752	£6,212,763,534	£6,192,766,252	£5,483,905	£7,167,188
60% LAR : 40% CIR	40%	£10,836,978	£13,398,640	£6,133,570,548	£6,133,601,683	£5,315,745	£6,951,218
60% LAR : 40% CIR	45%	£11,842,022	£14,224,893	£6,140,411,117	£6,144,432,688	£5,138,381	£6,744,075
60% LAR : 40% CIR	50%	£12,852,449	£15,064,302	£6,150,240,452	£6,152,272,017	£4,976,736	£6,531,456

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,673,647	£1,401,693	£1,577,292	£1,668,600	£2,310,857	£3,013,074
60% LAR : 40% CIR	5%	£1,721,983	£2,167,544	£2,342,407	£2,313,615	£3,013,086	£3,772,536
60% LAR : 40% CIR	10%	£763,987	£2,930,141	£3,113,359	£3,144,478	£3,841,355	£4,538,231
60% LAR : 40% CIR	15%	£199,411	£3,716,425	£3,890,054	£3,921,073	£4,615,588	£5,310,099
60% LAR : 40% CIR	20%	£-1,058,448	£4,498,342	£4,672,403	£4,703,367	£5,385,320	£6,082,079
60% LAR : 40% CIR	25%	£-2,143,957	£5,287,635	£5,450,438	£5,481,288	£6,181,089	£6,872,110
60% LAR : 40% CIR	30%	£-3,130,840	£6,081,850	£6,254,017	£6,284,796	£6,973,463	£7,662,130
60% LAR : 40% CIR	35%	£-4,124,949	£6,881,828	£7,053,110	£7,083,929	£7,771,082	£8,474,724
60% LAR : 40% CIR	40%	£-5,124,554	£7,688,016	£7,858,122	£7,889,238	£8,563,922	£9,200,184
60% LAR : 40% CIR	45%	£-6,123,588	£8,512,270	£8,688,093	£8,720,262	£9,255,957	£10,131,651
60% LAR : 40% CIR	50%	£-7,149,028	£9,351,875	£9,528,060	£9,560,594	£10,284,313	£10,969,092

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,040,612	£965,272	£788,713	£758,305	£56,127	£686,100
60% LAR : 40% CIR	5%	£4,089,657	£1,091,411	£24,569	£18,071	£786,181	£1,405,571
60% LAR : 40% CIR	10%	£3,130,952	£2,176,176	£786,334	£777,513	£1,474,390	£2,171,267
60% LAR : 40% CIR	15%	£2,167,553	£1,349,460	£1,523,089	£1,554,108	£2,248,621	£2,943,134
60% LAR : 40% CIR	20%	£1,198,516	£2,152,377	£2,305,461	£2,336,397	£3,028,755	£3,721,114
60% LAR : 40% CIR	25%	£223,898	£2,920,672	£3,090,474	£3,124,323	£3,814,734	£4,505,145
60% LAR : 40% CIR	30%	£-763,876	£3,714,885	£3,887,052	£3,917,831	£4,608,469	£5,295,166
60% LAR : 40% CIR	35%	£-1,571,984	£4,514,358	£4,686,046	£4,716,864	£5,404,517	£6,102,780
60% LAR : 40% CIR	40%	£-2,377,950	£5,318,251	£5,491,158	£5,522,293	£6,206,358	£6,928,229
60% LAR : 40% CIR	45%	£-3,162,834	£6,145,305	£6,321,723	£6,353,298	£7,058,992	£7,784,686
60% LAR : 40% CIR	50%	£-4,073,987	£6,984,914	£7,181,094	£7,212,629	£7,987,348	£8,692,997

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,838,588	£3,783,249	£3,287,889	£3,596,341	£2,284,104	£2,151,868
60% LAR : 40% CIR	5%	£5,986,634	£2,997,397	£2,622,535	£2,791,296	£2,091,856	£1,982,405
60% LAR : 40% CIR	10%	£5,928,929	£2,225,800	£2,051,582	£2,020,463	£1,323,586	£626,710
60% LAR : 40% CIR	15%	£4,965,530	£1,448,516	£1,274,888	£1,243,888	£549,435	£-145,158
60% LAR : 40% CIR	20%	£3,966,493	£665,599	£462,510	£461,580	£269,719	£-692,136
60% LAR : 40% CIR	25%	£3,021,874	£-122,895	£295,497	£298,346	£110,757	£-1,707,168
60% LAR : 40% CIR	30%	£2,034,101	£-518,909	£1,089,070	£1,119,855	£1,898,522	£-2,497,189
60% LAR : 40% CIR	35%	£1,039,993	£-1,716,387	£1,888,169	£1,918,887	£2,608,141	£-3,309,783
60% LAR : 40% CIR	40%	£40,387	£-2,521,275	£2,690,181	£2,724,317	£3,428,381	£-4,135,253
60% LAR : 40% CIR	45%	£-584,657	£-3,347,329	£3,523,752	£3,555,321	£4,281,016	£-4,968,710
60% LAR : 40% CIR	50%	£-1,975,994	£-4,188,937	£4,365,511	£4,398,653	£5,099,272	£-5,804,991

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone C - £1,150 psf
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No Units	60
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£13,592,095	£9,489,650	£9,316,729	£9,285,852	£9,593,341	£7,891,104
60% LAR - 40% CIR	5%	£12,497,893	£9,588,984	£9,416,748	£9,385,900	£7,689,550	£6,990,099
60% LAR - 40% CIR	10%	£11,397,922	£7,581,951	£7,507,733	£7,476,614	£6,779,737	£6,082,861
60% LAR - 40% CIR	15%	£10,292,267	£6,763,124	£6,589,495	£6,558,477	£5,863,963	£5,169,450
60% LAR - 40% CIR	20%	£9,180,974	£5,938,664	£5,965,574	£5,934,545	£4,942,286	£4,249,927
60% LAR - 40% CIR	25%	£8,064,098	£4,908,627	£4,736,024	£4,705,175	£4,014,764	£3,324,364
60% LAR - 40% CIR	30%	£6,941,697	£3,973,070	£3,800,903	£3,770,124	£3,081,457	£2,392,790
60% LAR - 40% CIR	35%	£5,813,826	£3,032,049	£2,860,267	£2,829,548	£2,142,422	£1,455,297
60% LAR - 40% CIR	40%	£4,674,890	£2,085,618	£1,914,172	£1,883,504	£1,197,719	£511,835
60% LAR - 40% CIR	45%	£3,525,963	£1,133,836	£962,676	£932,048	£247,407	£-454,105
60% LAR - 40% CIR	50%	£2,371,723	£176,758	£3,594	£-27,886	£-732,605	£-1,437,324

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	-£183,617	-£4,296,961	-£4,489,012	-£4,499,889	-£5,192,400	-£5,894,637
60% LAR - 40% CIR	5%	-£1,287,658	-£5,196,798	-£5,386,863	-£5,399,761	-£6,086,191	-£6,788,662
60% LAR - 40% CIR	10%	-£2,487,819	-£6,183,790	-£6,278,008	-£6,295,127	-£7,006,004	-£7,702,889
60% LAR - 40% CIR	15%	-£3,484,474	-£7,022,817	-£7,196,246	-£7,227,264	-£7,921,778	-£8,616,291
60% LAR - 40% CIR	20%	-£4,094,767	-£7,747,077	-£7,920,167	-£7,951,096	-£8,643,459	-£9,335,814
60% LAR - 40% CIR	25%	-£5,121,643	-£8,417,114	-£8,648,717	-£8,680,646	-£9,770,917	-£10,461,394
60% LAR - 40% CIR	30%	-£6,344,044	-£9,012,872	-£9,284,838	-£9,316,617	-£10,704,284	-£11,392,951
60% LAR - 40% CIR	35%	-£7,971,915	-£10,753,992	-£10,925,474	-£10,956,194	-£11,643,319	-£12,330,444
60% LAR - 40% CIR	40%	-£11,110,861	-£11,593,123	-£11,611,969	-£11,622,237	-£12,588,392	-£13,273,607
60% LAR - 40% CIR	45%	-£10,250,748	-£12,651,905	-£12,823,098	-£12,853,693	-£13,538,335	-£14,239,846
60% LAR - 40% CIR	50%	-£11,414,018	-£13,608,983	-£13,782,147	-£13,813,627	-£14,518,347	-£15,223,066

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£5,518,777	£1,416,332	£1,243,412	£1,212,534	£520,024	£-182,214
60% LAR - 40% CIR	5%	£4,424,658	£516,666	£343,431	£312,673	£68,695	£-285,218
60% LAR - 40% CIR	10%	£3,324,605	£-391,596	£-958,585	£-996,704	£-1,293,580	£-1,990,457
60% LAR - 40% CIR	15%	£2,218,949	£-1,310,184	£-1,483,822	£-1,514,840	£-2,209,354	£-2,903,867
60% LAR - 40% CIR	20%	£1,107,456	£-2,294,664	£-2,607,945	£-2,638,672	£-3,131,032	£-3,833,361
60% LAR - 40% CIR	25%	£-24,224	£-3,164,690	£-3,337,293	£-3,368,143	£-4,058,554	£-4,748,964
60% LAR - 40% CIR	30%	£-1,131,821	£-4,100,248	£-4,272,414	£-4,303,193	£-4,991,861	£-5,680,528
60% LAR - 40% CIR	35%	£-2,259,492	£-5,041,269	£-5,213,051	£-5,243,770	£-5,939,896	£-6,618,021
60% LAR - 40% CIR	40%	£-3,388,437	£-5,987,000	£-6,159,146	£-6,189,934	£-6,976,598	£-7,651,383
60% LAR - 40% CIR	45%	£-4,347,324	£-6,939,481	£-7,110,642	£-7,141,269	£-7,925,911	£-8,527,423
60% LAR - 40% CIR	50%	£-5,291,994	£-7,896,589	£-8,068,723	£-8,101,294	£-8,808,923	£-9,410,642

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£7,885,742	£2,783,297	£3,610,376	£3,579,499	£2,886,988	£2,184,751
60% LAR - 40% CIR	5%	£6,791,530	£2,662,631	£2,710,385	£2,679,637	£1,993,197	£1,293,747
60% LAR - 40% CIR	10%	£5,691,569	£1,975,599	£1,801,380	£1,770,261	£1,073,384	£376,508
60% LAR - 40% CIR	15%	£4,585,914	£1,056,771	£883,142	£852,124	£157,610	£-336,903
60% LAR - 40% CIR	20%	£3,474,621	£132,311	£-490,778	£-511,708	£-694,965	£-1,466,425
60% LAR - 40% CIR	25%	£2,357,745	£-797,736	£-1,970,329	£-2,001,178	£-1,691,589	£-2,381,999
60% LAR - 40% CIR	30%	£1,235,344	£-1,733,263	£-1,995,450	£-2,026,229	£-2,624,896	£-3,315,563
60% LAR - 40% CIR	35%	£107,473	£-2,614,304	£-2,860,996	£-2,876,985	£-3,562,281	£-4,251,056
60% LAR - 40% CIR	40%	£-921,873	£-3,520,135	£-3,792,181	£-3,822,949	£-4,508,634	£-5,194,418
60% LAR - 40% CIR	45%	£-2,180,360	£-4,372,517	£-4,743,677	£-4,774,305	£-5,458,946	£-6,150,458
60% LAR - 40% CIR	50%	£-3,334,630	£-5,229,595	£-5,702,759	£-5,734,238	£-6,438,858	£-7,143,677

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£10,883,718	£8,381,275	£6,408,355	£6,377,475	£5,689,365	£4,982,727
60% LAR - 40% CIR	5%	£9,689,597	£5,680,697	£5,569,372	£5,471,614	£4,781,173	£4,081,723
60% LAR - 40% CIR	10%	£8,489,546	£4,773,575	£4,599,357	£4,568,238	£3,871,361	£3,174,484
60% LAR - 40% CIR	15%	£7,283,890	£3,854,747	£3,681,119	£3,650,101	£2,955,587	£2,261,074
60% LAR - 40% CIR	20%	£6,072,697	£2,930,267	£2,757,198	£2,726,269	£2,033,910	£1,341,550
60% LAR - 40% CIR	25%	£5,155,721	£2,000,251	£1,827,648	£1,796,798	£1,106,388	£415,978
60% LAR - 40% CIR	30%	£4,033,320	£1,064,693	£892,527	£861,748	£173,681	£-515,987
60% LAR - 40% CIR	35%	£2,905,449	£122,672	£-486,110	£-516,859	£-676,864	£-1,453,093
60% LAR - 40% CIR	40%	£1,766,504	£-822,758	£-1,994,205	£-2,024,872	£-2,396,442	£-3,166,442
60% LAR - 40% CIR	45%	£617,617	£-1,774,540	£-1,945,701	£-1,976,328	£-2,890,970	£-3,362,481
60% LAR - 40% CIR	50%	£-596,859	£-2,731,619	£-3,904,262	£-3,936,263	£-5,640,993	£-6,346,791

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone C - £1,350 psf
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No Units	60
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£19,282,355	£15,088,922	£14,916,001	£14,885,125	£14,193,441	£13,501,758
60% LAR - 40% CIR	10%	£17,903,831	£13,808,392	£13,736,057	£13,705,290	£13,016,360	£12,327,421
60% LAR - 40% CIR	15%	£16,519,157	£12,722,004	£12,550,403	£12,519,752	£11,833,349	£11,146,946
60% LAR - 40% CIR	20%	£15,128,988	£11,530,112	£11,359,094	£11,328,541	£10,644,465	£9,960,389
60% LAR - 40% CIR	25%	£13,733,181	£10,332,073	£10,162,185	£10,131,721	£9,448,767	£8,767,814
60% LAR - 40% CIR	30%	£12,351,793	£9,129,742	£8,959,753	£8,929,348	£8,246,313	£7,569,278
60% LAR - 40% CIR	35%	£10,924,879	£7,921,373	£7,751,794	£7,721,476	£7,043,159	£6,365,994
60% LAR - 40% CIR	40%	£9,512,495	£6,707,821	£6,538,421	£6,508,163	£5,822,540	£5,135,415
60% LAR - 40% CIR	45%	£8,094,698	£5,492,651	£5,311,205	£5,280,937	£4,598,752	£3,908,966
60% LAR - 40% CIR	50%	£6,671,542	£4,247,783	£4,076,622	£4,045,996	£3,361,353	£2,676,711
60% LAR - 40% CIR	50%	£5,243,085	£3,007,618	£2,836,694	£2,806,099	£2,122,404	£1,438,708

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£5,496,614	£1,303,181	£1,130,280	£1,099,383	£407,700	£283,984
60% LAR - 40% CIR	5%	£4,117,890	£122,511	£89,884	£89,442	£79,692	£1,464,320
60% LAR - 40% CIR	10%	£2,733,416	£1,063,738	£1,235,339	£1,255,589	£1,952,392	£1,638,795
60% LAR - 40% CIR	15%	£1,343,247	£2,255,629	£2,426,647	£2,457,200	£3,141,276	£2,823,352
60% LAR - 40% CIR	20%	£52,950	£3,453,068	£3,623,556	£3,654,020	£4,338,974	£3,917,628
60% LAR - 40% CIR	25%	£1,453,948	£4,645,999	£4,816,908	£4,847,368	£5,532,428	£4,916,463
60% LAR - 40% CIR	30%	£2,860,862	£5,864,369	£6,033,948	£6,064,285	£6,742,582	£6,120,747
60% LAR - 40% CIR	35%	£4,273,246	£7,078,120	£7,247,330	£7,277,678	£7,963,201	£7,350,526
60% LAR - 40% CIR	40%	£5,681,643	£8,303,690	£8,474,587	£8,505,294	£9,190,988	£8,578,175
60% LAR - 40% CIR	45%	£7,114,190	£9,537,559	£9,709,119	£9,739,746	£10,424,388	£9,811,050
60% LAR - 40% CIR	50%	£8,542,656	£10,778,123	£10,949,047	£10,979,632	£11,663,337	£11,050,053

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£11,209,037	£7,015,605	£6,842,683	£6,811,807	£6,120,123	£5,428,440
60% LAR - 40% CIR	5%	£9,830,314	£5,824,974	£5,652,739	£5,621,981	£4,943,042	£4,251,103
60% LAR - 40% CIR	10%	£8,445,839	£4,648,686	£4,477,085	£4,446,435	£3,760,032	£3,073,628
60% LAR - 40% CIR	15%	£7,055,670	£3,466,795	£3,285,776	£3,255,223	£2,571,147	£1,887,072
60% LAR - 40% CIR	20%	£5,659,864	£2,259,356	£2,088,867	£2,058,403	£1,376,450	£684,496
60% LAR - 40% CIR	25%	£4,258,475	£1,056,426	£885,416	£855,030	£175,955	£504,000
60% LAR - 40% CIR	30%	£2,851,562	£151,945	£21,524	£21,842	£1,030,159	£1,717,323
60% LAR - 40% CIR	35%	£1,439,177	£1,365,997	£1,534,896	£1,565,154	£2,250,777	£2,937,903
60% LAR - 40% CIR	40%	£21,380	£2,860,667	£2,762,113	£2,792,761	£3,476,566	£4,164,351
60% LAR - 40% CIR	45%	£1,401,776	£3,825,335	£3,996,096	£4,027,332	£4,711,965	£5,396,605
60% LAR - 40% CIR	50%	£2,830,232	£5,085,700	£5,256,624	£5,287,218	£6,000,914	£6,684,810

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£13,576,002	£9,382,569	£9,209,648	£9,178,772	£8,487,088	£7,795,405
60% LAR - 40% CIR	5%	£12,197,278	£8,201,839	£8,029,794	£7,998,946	£7,310,017	£6,617,068
60% LAR - 40% CIR	10%	£10,812,804	£7,015,651	£6,844,050	£6,813,309	£6,126,996	£5,440,593
60% LAR - 40% CIR	15%	£9,422,635	£5,823,759	£5,652,741	£5,622,188	£4,938,112	£4,254,036
60% LAR - 40% CIR	20%	£8,029,829	£4,638,321	£4,465,852	£4,435,288	£3,743,414	£3,051,461
60% LAR - 40% CIR	25%	£6,625,440	£3,423,389	£3,253,381	£3,222,995	£2,542,960	£1,862,925
60% LAR - 40% CIR	30%	£5,218,526	£2,215,020	£2,045,441	£2,015,123	£1,336,806	£649,641
60% LAR - 40% CIR	35%	£3,856,142	£1,001,268	£832,068	£801,810	£116,167	£570,808
60% LAR - 40% CIR	40%	£2,488,345	£1,253,702	£955,148	£924,816	£1,611,611	£2,179,387
60% LAR - 40% CIR	45%	£965,189	£1,458,570	£1,629,731	£1,660,357	£2,345,000	£3,029,642
60% LAR - 40% CIR	50%	£483,268	£2,698,735	£2,868,659	£2,900,254	£3,583,849	£4,267,645

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£16,313,919	£12,180,546	£12,007,825	£11,976,746	£11,285,085	£10,593,361
60% LAR - 40% CIR	5%	£14,965,255	£10,989,916	£10,827,680	£10,796,502	£10,107,683	£9,419,045
60% LAR - 40% CIR	10%	£13,610,780	£9,813,627	£9,642,026	£9,611,376	£8,924,973	£8,238,569
60% LAR - 40% CIR	15%	£12,220,611	£8,621,736	£8,450,717	£8,420,164	£7,736,089	£7,052,013
60% LAR - 40% CIR	20%	£10,824,805	£7,424,267	£7,253,809	£7,223,344	£6,541,331	£5,859,437
60% LAR - 40% CIR	25%	£9,423,416	£6,221,366	£6,051,357	£6,020,971	£5,340,936	£4,660,901
60% LAR - 40% CIR	30%	£8,016,503	£5,012,996	£4,843,417	£4,813,099	£4,134,782	£3,447,618
60% LAR - 40% CIR	35%	£6,624,119	£3,799,245	£3,630,045	£3,599,787	£2,914,164	£2,227,038
60% LAR - 40% CIR	40%	£5,186,321	£2,574,274	£2,402,828	£2,372,160	£1,686,376	£1,000,590
60% LAR - 40% CIR	45%	£3,763,166	£1,339,406	£1,168,245	£1,137,619	£452,977	£231,865
60% LAR - 40% CIR	50%	£2,334,709	£99,241	£7,089	£102,277	£785,974	£1,468,669

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone C - £1,500 psf
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No Units	60
Site Area	0.14 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£23,524,148	£19,288,376	£19,115,455	£19,084,578	£18,392,895	£17,701,212	£16,316,902
60% LAR : 40% CIR	5%	£21,939,137	£17,897,373	£17,725,538	£17,694,780	£17,005,941	£16,316,902	£14,926,454
60% LAR : 40% CIR	10%	£20,348,464	£16,501,512	£16,329,911	£16,299,261	£15,612,857	£14,926,454	£13,536,006
60% LAR : 40% CIR	15%	£18,752,182	£15,099,649	£14,928,630	£14,898,077	£14,214,001	£13,529,926	£12,145,558
60% LAR : 40% CIR	20%	£17,147,538	£13,692,237	£13,521,749	£13,491,293	£12,809,331	£12,127,377	£10,748,969
60% LAR : 40% CIR	25%	£15,532,965	£12,279,332	£12,109,323	£12,078,938	£12,078,938	£11,388,903	£9,304,460
60% LAR : 40% CIR	30%	£13,912,266	£10,860,990	£10,691,411	£10,661,094	£9,982,777	£9,284,211	£7,200,741
60% LAR : 40% CIR	35%	£12,286,497	£9,431,266	£9,268,066	£9,237,809	£8,561,010	£7,864,211	£5,784,741
60% LAR : 40% CIR	40%	£10,655,315	£8,002,215	£7,839,345	£7,809,138	£7,133,659	£6,436,741	£4,421,171
60% LAR : 40% CIR	45%	£9,018,775	£6,573,891	£6,405,303	£6,375,136	£5,698,813	£5,012,171	£3,021,171
60% LAR : 40% CIR	50%	£7,376,933	£5,130,763	£4,969,839	£4,939,245	£4,245,549	£3,561,853	£1,576,853

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£9,738,407	£5,502,635	£5,329,714	£5,298,837	£4,607,154	£3,915,470	£2,531,161
60% LAR : 40% CIR	5%	£8,153,396	£4,112,602	£3,939,797	£3,909,799	£3,220,100	£2,531,161	£1,146,713
60% LAR : 40% CIR	10%	£6,562,723	£2,715,771	£2,544,170	£2,514,520	£1,827,116	£1,146,713	£-255,816
60% LAR : 40% CIR	15%	£4,966,441	£1,313,907	£1,142,889	£1,112,336	£428,260	£-255,816	£-658,364
60% LAR : 40% CIR	20%	£3,361,397	£-93,504	£-263,901	£-290,438	£-976,410	£-658,364	£-1,066,872
60% LAR : 40% CIR	25%	£1,746,624	£-608,409	£-1,010,418	£-1,066,804	£-2,360,138	£-1,066,872	£-1,481,281
60% LAR : 40% CIR	30%	£126,525	£-2,924,751	£-3,094,330	£-3,124,647	£-3,802,984	£-1,481,281	£-1,891,531
60% LAR : 40% CIR	35%	£-1,389,345	£-4,349,475	£-4,517,875	£-4,547,932	£-5,224,731	£-1,891,531	£-2,299,000
60% LAR : 40% CIR	40%	£-3,130,426	£-5,777,505	£-5,945,946	£-5,976,003	£-6,652,082	£-2,299,000	£-2,703,571
60% LAR : 40% CIR	45%	£-4,766,966	£-7,211,550	£-7,380,438	£-7,410,605	£-8,088,928	£-2,703,571	£-3,114,853
60% LAR : 40% CIR	50%	£-6,405,808	£-8,654,978	£-8,825,902	£-8,856,458	£-9,540,192	£-3,114,853	£-3,529,853

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£15,450,830	£11,215,059	£11,042,137	£11,011,261	£10,319,577	£9,627,894	£8,242,894
60% LAR : 40% CIR	5%	£13,855,820	£9,824,456	£9,652,221	£9,621,463	£8,929,777	£8,242,894	£6,858,138
60% LAR : 40% CIR	10%	£12,275,146	£8,428,195	£8,256,594	£8,225,943	£7,539,539	£6,858,138	£5,473,388
60% LAR : 40% CIR	15%	£10,678,864	£7,026,331	£6,855,312	£6,824,759	£6,140,684	£5,473,388	£4,088,928
60% LAR : 40% CIR	20%	£9,074,620	£5,618,819	£5,446,431	£5,415,878	£4,726,013	£4,088,928	£2,703,571
60% LAR : 40% CIR	25%	£7,469,947	£4,206,014	£4,035,006	£4,004,520	£3,325,265	£2,703,571	£1,318,122
60% LAR : 40% CIR	30%	£5,838,948	£2,787,672	£2,616,093	£2,585,777	£1,909,459	£1,318,122	£-87,107
60% LAR : 40% CIR	35%	£4,213,179	£1,363,948	£1,194,748	£1,164,491	£487,692	£-87,107	£-487,692
60% LAR : 40% CIR	40%	£2,581,997	£-68,183	£-493,192	£-524,179	£-988,696	£-487,692	£-988,696
60% LAR : 40% CIR	45%	£945,457	£-1,499,428	£-1,668,015	£-1,698,181	£-2,376,504	£-988,696	£-1,401,147
60% LAR : 40% CIR	50%	£-696,384	£-2,942,555	£-3,113,479	£-3,144,073	£-3,827,769	£-1,401,147	£-1,816,465

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£17,817,795	£13,582,523	£13,409,102	£13,378,226	£12,686,542	£11,994,859	£10,609,859
60% LAR : 40% CIR	5%	£16,222,784	£12,191,420	£12,017,185	£11,986,427	£11,294,743	£10,609,859	£9,224,859
60% LAR : 40% CIR	10%	£14,642,111	£10,795,159	£10,623,558	£10,592,908	£9,900,504	£9,224,859	£7,840,859
60% LAR : 40% CIR	15%	£13,045,829	£9,393,296	£9,222,277	£9,191,724	£8,500,100	£7,840,859	£6,456,859
60% LAR : 40% CIR	20%	£11,440,965	£7,985,894	£7,815,386	£7,784,833	£7,102,979	£6,456,859	£5,072,859
60% LAR : 40% CIR	25%	£9,826,212	£6,572,979	£6,402,970	£6,372,585	£5,690,550	£5,072,859	£3,688,859
60% LAR : 40% CIR	30%	£8,205,913	£5,154,637	£4,985,058	£4,954,741	£4,272,424	£3,688,859	£2,299,859
60% LAR : 40% CIR	35%	£6,580,144	£3,730,815	£3,561,713	£3,531,456	£2,850,697	£2,299,859	£934,859
60% LAR : 40% CIR	40%	£4,948,962	£2,301,862	£2,132,892	£2,102,785	£1,422,306	£934,859	£-456,859
60% LAR : 40% CIR	45%	£3,312,422	£867,538	£698,950	£668,783	£-540	£-456,859	£-911,859
60% LAR : 40% CIR	50%	£1,670,580	£-576,598	£-446,614	£-477,108	£-1,160,804	£-911,859	£-1,326,859

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£20,615,771	£16,380,000	£16,207,076	£16,176,262	£15,484,519	£14,792,835	£13,407,835
60% LAR : 40% CIR	5%	£19,030,761	£14,989,397	£14,817,162	£14,786,404	£14,094,664	£13,407,835	£12,022,835
60% LAR : 40% CIR	10%	£17,440,087	£13,593,136	£13,421,535	£13,390,885	£12,704,480	£12,022,835	£10,637,835
60% LAR : 40% CIR	15%	£15,843,905	£12,191,272	£12,020,253	£11,989,700	£11,305,625	£10,637,835	£9,252,835
60% LAR : 40% CIR	20%	£14,238,962	£10,783,611	£10,613,572	£10,582,807	£9,900,504	£9,252,835	£7,867,835
60% LAR : 40% CIR	25%	£12,624,188	£9,370,956	£9,200,947	£9,170,561	£8,486,526	£7,867,835	£6,482,835
60% LAR : 40% CIR	30%	£11,003,889	£7,952,614	£7,783,035	£7,752,718	£7,074,401	£6,482,835	£5,087,835
60% LAR : 40% CIR	35%	£9,378,120	£6,538,889	£6,369,890	£6,339,433	£5,661,116	£5,087,835	£3,692,835
60% LAR : 40% CIR	40%	£7,746,938	£5,099,538	£4,930,989	£4,900,762	£4,222,283	£3,692,835	£2,297,835
60% LAR : 40% CIR	45%	£6,110,398	£3,665,515	£3,496,926	£3,466,700	£2,788,437	£2,297,835	£932,835
60% LAR : 40% CIR	50%	£4,468,857	£2,222,386	£2,051,462	£2,020,868	£1,337,172	£932,835	£-462,835

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone C - £1,750 psf
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No Units	60
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£30,584,817	£26,269,044	£26,088,722	£26,068,309	£25,397,022	£24,700,302
60% LAR - 40% CIR	5%	£28,646,773	£24,535,393	£24,365,747	£24,335,450	£23,664,976	£22,966,038
60% LAR - 40% CIR	10%	£26,703,066	£22,796,168	£22,627,146	£22,596,956	£21,912,039	£21,225,636
60% LAR - 40% CIR	15%	£24,753,750	£21,048,875	£20,877,856	£20,847,303	£20,163,227	£19,479,152
60% LAR - 40% CIR	20%	£22,799,891	£19,291,509	£19,121,020	£19,090,556	£18,408,602	£17,726,649
60% LAR - 40% CIR	25%	£20,838,514	£17,528,650	£17,358,641	£17,328,255	£16,646,221	£15,968,186
60% LAR - 40% CIR	30%	£18,872,705	£15,760,353	£15,590,774	£15,560,457	£14,878,140	£14,203,823
60% LAR - 40% CIR	35%	£16,901,507	£13,986,874	£13,817,475	£13,787,218	£13,110,418	£12,433,619
60% LAR - 40% CIR	40%	£14,923,010	£12,207,689	£12,038,799	£12,008,692	£11,333,113	£10,657,626
60% LAR - 40% CIR	45%	£12,930,828	£10,423,391	£10,254,803	£10,224,637	£9,550,283	£8,875,831
60% LAR - 40% CIR	50%	£10,933,346	£8,633,896	£8,465,541	£8,435,406	£7,761,986	£7,088,566

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£16,799,076	£12,483,303	£12,312,981	£12,282,588	£11,601,281	£10,914,561
60% LAR - 40% CIR	0%	£16,861,032	£10,749,652	£10,580,006	£10,549,709	£9,869,235	£9,180,297
60% LAR - 40% CIR	5%	£12,917,325	£9,010,427	£8,841,405	£8,811,215	£8,126,236	£7,439,894
60% LAR - 40% CIR	10%	£10,968,009	£7,263,134	£7,092,115	£7,061,562	£6,377,486	£5,693,411
60% LAR - 40% CIR	15%	£9,013,140	£5,505,767	£5,335,279	£5,304,815	£4,622,861	£3,940,908
60% LAR - 40% CIR	20%	£7,052,713	£3,747,609	£3,577,080	£3,546,514	£2,862,490	£2,182,445
60% LAR - 40% CIR	25%	£5,086,964	£1,974,612	£1,805,033	£1,774,716	£1,096,399	£418,082
60% LAR - 40% CIR	30%	£3,115,766	£200,933	£131,734	£11,477	£-675,323	£-1,352,122
60% LAR - 40% CIR	35%	£1,137,260	£-588,942	£-316,946	£-177,749	£-452,636	£-922,126
60% LAR - 40% CIR	40%	£-654,313	£-1,362,350	£-1,530,938	£-1,561,105	£-2,235,458	£-2,909,611
60% LAR - 40% CIR	45%	£-1,632,396	£-2,151,845	£-2,320,201	£-2,350,355	£-3,023,755	£-3,697,176

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£22,511,499	£18,195,726	£18,025,404	£17,994,992	£17,313,704	£16,626,984
60% LAR - 40% CIR	0%	£20,573,456	£16,629,075	£16,459,230	£16,428,753	£15,747,465	£15,066,725
60% LAR - 40% CIR	5%	£18,629,749	£14,722,850	£14,553,828	£14,523,639	£13,838,721	£13,152,518
60% LAR - 40% CIR	10%	£16,680,432	£12,975,557	£12,804,538	£12,773,985	£12,089,910	£11,405,834
60% LAR - 40% CIR	15%	£14,725,564	£11,218,191	£11,047,703	£11,017,258	£10,333,285	£9,649,331
60% LAR - 40% CIR	20%	£12,765,186	£9,453,332	£9,283,304	£9,252,938	£8,568,963	£7,884,988
60% LAR - 40% CIR	25%	£10,799,387	£7,687,036	£7,517,457	£7,487,140	£6,803,223	£6,119,506
60% LAR - 40% CIR	30%	£8,828,190	£5,913,357	£5,744,157	£5,713,900	£5,029,101	£4,345,302
60% LAR - 40% CIR	35%	£6,849,692	£4,134,851	£3,965,482	£3,935,275	£3,250,795	£2,566,517
60% LAR - 40% CIR	40%	£4,857,511	£2,350,073	£2,181,485	£2,151,319	£1,476,966	£802,613
60% LAR - 40% CIR	45%	£2,860,028	£560,579	£392,223	£362,088	£-311,339	£-984,752

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£24,878,484	£20,562,091	£20,392,369	£20,361,957	£19,680,669	£18,993,949
60% LAR - 40% CIR	0%	£22,940,420	£18,629,040	£18,459,394	£18,428,982	£17,747,694	£17,061,975
60% LAR - 40% CIR	5%	£20,996,714	£17,089,815	£16,920,793	£16,890,603	£16,205,686	£15,519,283
60% LAR - 40% CIR	10%	£19,047,997	£15,342,522	£15,171,503	£15,140,950	£14,456,875	£13,772,799
60% LAR - 40% CIR	15%	£17,093,280	£13,585,156	£13,414,667	£13,384,203	£12,702,249	£12,020,296
60% LAR - 40% CIR	20%	£15,132,161	£11,822,297	£11,652,288	£11,621,903	£10,941,868	£10,261,833
60% LAR - 40% CIR	25%	£13,166,352	£10,054,000	£9,884,421	£9,854,104	£9,173,787	£8,493,470
60% LAR - 40% CIR	30%	£11,195,159	£8,280,322	£8,111,122	£8,080,865	£7,404,066	£6,727,286
60% LAR - 40% CIR	35%	£9,216,657	£6,501,316	£6,332,446	£6,302,239	£5,625,760	£4,949,382
60% LAR - 40% CIR	40%	£7,224,476	£4,717,038	£4,548,450	£4,518,284	£3,843,930	£3,169,578
60% LAR - 40% CIR	45%	£5,226,993	£2,927,543	£2,759,188	£2,729,053	£2,055,633	£1,382,213

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£27,876,440	£23,360,867	£23,190,346	£23,159,935	£22,478,648	£21,791,925
60% LAR - 40% CIR	0%	£25,938,420	£21,627,016	£21,457,371	£21,427,074	£20,746,600	£20,067,662
60% LAR - 40% CIR	5%	£23,994,690	£19,887,792	£19,718,770	£19,688,580	£19,003,662	£18,317,259
60% LAR - 40% CIR	10%	£21,945,374	£18,140,498	£17,969,480	£17,939,327	£17,254,851	£16,570,775
60% LAR - 40% CIR	15%	£19,890,206	£16,383,132	£16,212,644	£16,182,160	£15,500,229	£14,818,272
60% LAR - 40% CIR	20%	£17,830,138	£14,620,274	£14,450,265	£14,419,879	£13,739,844	£13,059,809
60% LAR - 40% CIR	25%	£15,964,329	£12,851,977	£12,682,308	£12,652,081	£11,973,764	£11,295,447
60% LAR - 40% CIR	30%	£13,993,131	£11,078,298	£10,908,098	£10,877,841	£10,202,042	£9,525,243
60% LAR - 40% CIR	35%	£12,014,634	£9,299,292	£9,130,423	£9,100,216	£8,424,737	£7,749,258
60% LAR - 40% CIR	40%	£10,022,452	£7,515,014	£7,346,427	£7,316,260	£6,641,907	£5,967,554
60% LAR - 40% CIR	45%	£8,024,869	£5,725,520	£5,557,164	£5,527,030	£4,853,609	£4,180,189

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone C - £1,900 psf
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No Units	60
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£34,821,218	£30,437,705	£30,267,383	£30,236,970	£29,555,683	£28,874,395
60% LAR : 40% CIR	5%	£32,671,354	£28,665,620	£28,326,974	£28,295,677	£27,614,390	£26,933,102
60% LAR : 40% CIR	10%	£30,515,827	£26,547,963	£26,378,941	£26,348,751	£25,672,663	£24,996,576
60% LAR : 40% CIR	15%	£28,354,692	£24,594,787	£24,426,338	£24,396,245	£23,722,450	£23,048,654
60% LAR : 40% CIR	20%	£26,189,002	£22,666,146	£22,498,219	£22,468,212	£21,795,589	£21,121,793
60% LAR : 40% CIR	25%	£24,015,815	£20,872,095	£20,704,640	£20,674,712	£19,999,812	£19,325,016
60% LAR : 40% CIR	30%	£21,838,186	£18,999,971	£18,830,392	£18,800,075	£18,121,788	£17,444,441
60% LAR : 40% CIR	35%	£19,655,168	£16,716,319	£16,547,119	£16,516,862	£15,840,063	£15,163,264
60% LAR : 40% CIR	40%	£17,466,918	£14,727,341	£14,558,422	£14,528,264	£13,852,796	£13,177,308
60% LAR : 40% CIR	45%	£15,273,192	£12,733,090	£12,564,503	£12,534,336	£11,859,983	£11,185,630
60% LAR : 40% CIR	50%	£13,067,194	£10,733,623	£10,565,269	£10,535,133	£9,861,713	£9,188,293

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£21,035,477	£16,651,964	£16,481,642	£16,451,229	£15,769,941	£15,088,654
60% LAR : 40% CIR	5%	£19,885,613	£14,709,979	£14,540,233	£14,509,820	£13,828,532	£13,147,245
60% LAR : 40% CIR	10%	£16,730,986	£12,782,222	£12,593,200	£12,563,010	£11,881,722	£11,200,434
60% LAR : 40% CIR	15%	£14,568,951	£10,809,046	£10,640,597	£10,610,503	£9,929,215	£9,247,927
60% LAR : 40% CIR	20%	£12,402,261	£8,850,404	£8,682,478	£8,652,471	£7,971,183	£7,290,411
60% LAR : 40% CIR	25%	£10,230,074	£6,866,554	£6,713,889	£6,684,070	£6,002,782	£5,321,510
60% LAR : 40% CIR	30%	£8,052,444	£4,914,229	£4,744,650	£4,714,334	£4,033,046	£3,352,774
60% LAR : 40% CIR	35%	£5,869,427	£2,930,578	£2,761,378	£2,731,121	£2,050,322	£1,369,550
60% LAR : 40% CIR	40%	£3,681,077	£941,630	£772,730	£742,523	£67,045	£-288,453
60% LAR : 40% CIR	45%	£1,487,450	£-1,062,651	£-1,221,238	£-1,251,495	£-1,925,758	£-2,600,111
60% LAR : 40% CIR	50%	£-718,548	£-3,052,118	£-3,220,473	£-3,250,608	£-3,924,023	£-4,597,448

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£26,747,900	£22,364,387	£22,194,065	£22,163,653	£21,482,365	£20,801,077
60% LAR : 40% CIR	5%	£24,588,037	£20,222,303	£20,052,360	£20,022,360	£19,341,072	£18,660,784
60% LAR : 40% CIR	10%	£22,442,509	£18,474,845	£18,305,623	£18,275,433	£17,594,145	£16,913,857
60% LAR : 40% CIR	15%	£20,281,374	£16,521,469	£16,353,020	£16,322,927	£15,641,639	£14,961,351
60% LAR : 40% CIR	20%	£18,114,668	£14,567,292	£14,398,602	£14,368,486	£13,687,198	£13,006,910
60% LAR : 40% CIR	25%	£15,942,488	£12,598,777	£12,431,323	£12,401,394	£11,720,106	£11,039,818
60% LAR : 40% CIR	30%	£13,764,868	£10,626,653	£10,457,074	£10,426,757	£9,745,469	£9,065,181
60% LAR : 40% CIR	35%	£11,581,851	£8,643,002	£8,473,802	£8,443,545	£7,762,257	£7,081,969
60% LAR : 40% CIR	40%	£9,393,501	£6,654,623	£6,485,154	£6,454,947	£5,773,659	£5,093,371
60% LAR : 40% CIR	45%	£7,199,874	£4,659,773	£4,491,185	£4,461,019	£3,780,731	£3,100,443
60% LAR : 40% CIR	50%	£4,993,876	£2,660,306	£2,491,951	£2,461,815	£1,780,527	£1,100,239

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£29,114,865	£24,731,352	£24,561,030	£24,530,617	£23,849,330	£23,168,042
60% LAR : 40% CIR	5%	£26,959,022	£22,789,267	£22,619,621	£22,589,304	£21,908,016	£21,226,728
60% LAR : 40% CIR	10%	£24,809,474	£20,841,810	£20,672,588	£20,642,398	£19,961,110	£19,280,822
60% LAR : 40% CIR	15%	£22,648,339	£18,888,434	£18,719,985	£18,689,892	£18,008,604	£17,327,316
60% LAR : 40% CIR	20%	£20,481,649	£16,929,793	£16,761,867	£16,731,860	£16,050,572	£15,369,284
60% LAR : 40% CIR	25%	£18,309,462	£14,965,742	£14,798,288	£14,768,359	£14,087,071	£13,406,783
60% LAR : 40% CIR	30%	£16,131,833	£12,993,618	£12,824,039	£12,793,722	£12,112,434	£11,431,146
60% LAR : 40% CIR	35%	£13,949,815	£11,009,966	£10,840,767	£10,810,510	£10,129,222	£9,447,934
60% LAR : 40% CIR	40%	£11,766,466	£9,020,888	£8,852,119	£8,821,911	£8,140,623	£7,459,335
60% LAR : 40% CIR	45%	£9,566,839	£7,026,737	£6,858,150	£6,827,983	£6,146,695	£5,465,407
60% LAR : 40% CIR	50%	£7,360,841	£5,027,270	£4,858,916	£4,828,780	£4,147,492	£3,466,204

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£31,912,841	£27,329,528	£27,159,006	£27,128,593	£26,447,305	£25,766,017
60% LAR : 40% CIR	5%	£29,762,978	£25,187,244	£25,017,598	£24,987,311	£24,306,023	£23,624,735
60% LAR : 40% CIR	10%	£27,607,451	£23,039,586	£22,870,564	£22,840,374	£22,159,086	£21,477,798
60% LAR : 40% CIR	15%	£25,446,315	£20,886,410	£20,717,388	£20,687,198	£20,005,910	£19,324,622
60% LAR : 40% CIR	20%	£23,279,626	£18,727,769	£18,558,747	£18,528,557	£17,847,269	£17,165,981
60% LAR : 40% CIR	25%	£21,107,439	£16,567,718	£16,398,696	£16,368,506	£15,687,218	£15,005,930
60% LAR : 40% CIR	30%	£18,929,809	£14,407,667	£14,238,645	£14,208,455	£13,527,167	£12,845,879
60% LAR : 40% CIR	35%	£16,746,792	£12,247,616	£12,078,594	£12,048,404	£11,367,116	£10,685,828
60% LAR : 40% CIR	40%	£14,558,442	£10,087,565	£9,918,543	£9,888,353	£9,207,065	£8,525,777
60% LAR : 40% CIR	45%	£12,364,815	£7,927,514	£7,758,492	£7,728,302	£7,047,014	£6,365,726
60% LAR : 40% CIR	50%	£10,158,817	£5,767,463	£5,598,441	£5,568,251	£4,886,963	£4,205,675

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone C - £2,000 psf
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No Units	60
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£37,645,486	£33,216,812	£33,046,490	£33,016,078	£32,334,789	£31,693,501
60% LAR : 40% CIR	5%	£35,354,409	£31,135,712	£30,986,126	£30,955,829	£30,291,245	£29,578,663
60% LAR : 40% CIR	10%	£33,057,668	£29,049,150	£28,880,138	£28,849,947	£28,173,859	£27,497,773
60% LAR : 40% CIR	15%	£30,755,319	£26,957,027	£26,788,579	£26,758,485	£26,084,690	£25,410,896
60% LAR : 40% CIR	20%	£28,447,416	£24,859,431	£24,691,505	£24,661,488	£23,989,794	£23,316,090
60% LAR : 40% CIR	25%	£26,134,016	£22,756,425	£22,588,571	£22,558,041	£21,889,228	£21,219,504
60% LAR : 40% CIR	30%	£23,815,173	£20,648,062	£20,481,032	£20,451,171	£19,781,503	£19,103,186
60% LAR : 40% CIR	35%	£21,490,942	£18,534,399	£18,366,883	£18,336,626	£17,669,827	£16,993,028
60% LAR : 40% CIR	40%	£19,161,378	£16,407,123	£16,239,293	£16,209,046	£15,532,568	£14,857,099
60% LAR : 40% CIR	45%	£16,826,539	£14,272,890	£14,104,302	£14,074,136	£13,399,782	£12,725,430
60% LAR : 40% CIR	50%	£14,486,477	£12,133,441	£11,965,086	£11,934,952	£11,261,530	£10,588,110

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£23,859,745	£19,431,071	£19,260,749	£19,230,337	£18,549,048	£17,867,760
60% LAR : 40% CIR	5%	£21,568,668	£17,350,031	£17,180,385	£17,150,068	£16,471,954	£15,792,919
60% LAR : 40% CIR	10%	£19,271,927	£15,263,418	£15,094,397	£15,064,298	£14,385,118	£13,706,031
60% LAR : 40% CIR	15%	£16,969,578	£13,171,286	£13,002,838	£12,972,744	£12,293,949	£11,615,154
60% LAR : 40% CIR	20%	£14,661,675	£11,073,690	£10,905,764	£10,875,757	£10,204,053	£9,522,948
60% LAR : 40% CIR	25%	£12,348,275	£8,970,683	£8,802,320	£8,772,300	£8,103,486	£7,421,763
60% LAR : 40% CIR	30%	£10,029,431	£6,862,321	£6,695,291	£6,665,430	£5,995,761	£5,317,444
60% LAR : 40% CIR	35%	£7,705,201	£4,748,658	£4,581,142	£4,550,885	£3,874,086	£3,197,287
60% LAR : 40% CIR	40%	£5,375,637	£2,621,362	£2,452,512	£2,422,295	£1,746,827	£1,071,348
60% LAR : 40% CIR	45%	£3,040,798	£487,149	£318,561	£288,395	£385,959	£1,080,311
60% LAR : 40% CIR	50%	£700,736	£1,652,300	£1,820,655	£1,850,760	£2,524,211	£1,197,831

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£29,572,168	£25,143,495	£24,973,173	£24,942,760	£24,261,471	£23,580,184
60% LAR : 40% CIR	5%	£27,281,921	£23,042,454	£22,872,209	£22,841,796	£22,160,507	£21,479,220
60% LAR : 40% CIR	10%	£24,984,350	£20,975,841	£20,806,820	£20,776,629	£20,100,542	£19,424,455
60% LAR : 40% CIR	15%	£22,682,002	£18,883,710	£18,715,262	£18,685,167	£18,011,373	£17,337,578
60% LAR : 40% CIR	20%	£20,374,998	£16,786,114	£16,618,187	£16,588,180	£15,914,477	£15,240,772
60% LAR : 40% CIR	25%	£18,069,698	£14,683,107	£14,515,654	£14,485,724	£13,813,910	£13,144,185
60% LAR : 40% CIR	30%	£15,741,855	£12,574,745	£12,407,714	£12,377,853	£11,708,185	£11,029,868
60% LAR : 40% CIR	35%	£13,417,624	£10,461,081	£10,293,586	£10,263,309	£9,588,509	£8,909,710
60% LAR : 40% CIR	40%	£11,098,951	£8,343,805	£8,176,496	£8,146,228	£7,469,250	£6,783,771
60% LAR : 40% CIR	45%	£8,783,221	£6,199,572	£6,030,985	£6,000,818	£5,326,465	£4,652,112
60% LAR : 40% CIR	50%	£6,413,159	£4,060,123	£3,891,769	£3,861,634	£3,188,213	£2,514,793

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£31,939,133	£27,510,459	£27,340,737	£27,309,725	£26,628,436	£25,947,148
60% LAR : 40% CIR	5%	£29,648,556	£25,429,419	£25,259,773	£25,228,761	£24,547,472	£23,866,184
60% LAR : 40% CIR	10%	£27,351,315	£23,342,806	£23,173,785	£23,143,594	£22,462,305	£21,781,017
60% LAR : 40% CIR	15%	£25,048,966	£21,250,674	£21,082,226	£21,052,132	£20,370,843	£19,689,555
60% LAR : 40% CIR	20%	£22,741,963	£19,158,078	£18,989,152	£18,959,145	£18,277,856	£17,596,568
60% LAR : 40% CIR	25%	£20,427,663	£17,050,072	£16,882,618	£16,852,689	£16,171,400	£15,490,112
60% LAR : 40% CIR	30%	£18,108,820	£14,941,709	£14,774,679	£14,744,818	£14,063,529	£13,382,241
60% LAR : 40% CIR	35%	£15,794,569	£12,829,046	£12,662,330	£12,632,273	£11,951,084	£11,269,796
60% LAR : 40% CIR	40%	£13,475,221	£10,700,770	£10,533,990	£10,503,990	£9,822,801	£9,141,513
60% LAR : 40% CIR	45%	£11,120,186	£8,566,537	£8,399,949	£8,369,783	£7,688,594	£7,007,306
60% LAR : 40% CIR	50%	£8,780,124	£6,427,088	£6,258,733	£6,228,569	£5,547,380	£4,866,092

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£34,737,710	£30,306,936	£30,138,714	£30,107,701	£29,426,413	£28,745,125
60% LAR : 40% CIR	5%	£32,446,033	£28,227,396	£28,057,750	£28,027,453	£27,346,165	£26,664,877
60% LAR : 40% CIR	10%	£30,149,292	£26,140,782	£25,971,761	£25,941,571	£25,260,283	£24,579,015
60% LAR : 40% CIR	15%	£27,846,943	£24,048,651	£23,880,203	£23,850,108	£23,168,820	£22,487,532
60% LAR : 40% CIR	20%	£25,539,140	£21,956,129	£21,787,108	£21,757,122	£21,075,834	£20,394,546
60% LAR : 40% CIR	25%	£23,225,639	£19,848,048	£19,680,595	£19,650,665	£18,969,377	£18,288,089
60% LAR : 40% CIR	30%	£20,906,796	£17,739,686	£17,572,655	£17,542,794	£16,861,506	£16,180,218
60% LAR : 40% CIR	35%	£18,582,565	£15,629,022	£15,462,507	£15,432,260	£14,751,451	£14,070,651
60% LAR : 40% CIR	40%	£16,253,002	£13,498,746	£13,329,877	£13,299,670	£12,618,462	£11,937,262
60% LAR : 40% CIR	45%	£13,918,163	£11,364,514	£11,195,526	£11,165,759	£10,484,551	£9,803,351
60% LAR : 40% CIR	50%	£11,578,100	£9,225,064	£9,056,710	£9,026,575	£8,345,154	£7,664,354

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone C - RP Periphery £2,250 psf
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No Units	60
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£44,706,155	£40,164,580	£39,994,258	£39,963,845	£39,282,557	£38,601,269
60% LAR : 40% CIR	5%	£42,962,044	£37,736,152	£37,586,505	£37,536,209	£36,851,754	£36,179,040
60% LAR : 40% CIR	10%	£39,412,271	£35,302,151	£35,133,129	£35,102,938	£34,426,851	£33,750,763
60% LAR : 40% CIR	15%	£36,756,888	£32,862,630	£32,684,182	£32,654,087	£31,979,293	£31,316,498
60% LAR : 40% CIR	20%	£34,095,952	£30,417,645	£30,240,719	£30,210,712	£29,548,088	£28,876,304
60% LAR : 40% CIR	25%	£31,429,518	£27,967,250	£27,799,797	£27,769,867	£27,100,053	£26,430,235
60% LAR : 40% CIR	30%	£28,757,641	£25,511,500	£25,344,469	£25,314,607	£24,646,486	£23,978,363
60% LAR : 40% CIR	35%	£26,080,377	£3,050,448	£22,883,791	£22,853,989	£22,187,361	£21,520,733
60% LAR : 40% CIR	40%	£23,397,781	£20,894,148	£20,717,817	£20,688,064	£19,722,707	£19,056,943
60% LAR : 40% CIR	45%	£20,709,907	£18,112,657	£17,946,602	£17,916,889	£17,249,283	£16,574,929
60% LAR : 40% CIR	50%	£18,016,811	£15,632,986	£15,464,631	£15,434,496	£14,761,076	£14,087,655

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£30,920,414	£26,378,839	£26,208,517	£26,178,104	£25,496,816	£24,815,528
60% LAR : 40% CIR	5%	£28,276,303	£23,850,411	£23,780,164	£23,750,000	£23,068,868	£22,387,290
60% LAR : 40% CIR	10%	£25,626,529	£21,516,409	£21,347,387	£21,317,197	£20,641,110	£19,965,022
60% LAR : 40% CIR	15%	£22,971,146	£19,076,888	£18,908,441	£18,878,346	£18,204,552	£17,530,757
60% LAR : 40% CIR	20%	£20,310,211	£16,631,904	£16,463,978	£16,433,971	£15,762,267	£15,090,562
60% LAR : 40% CIR	25%	£17,643,776	£14,181,609	£14,014,056	£13,984,126	£13,314,412	£12,644,497
60% LAR : 40% CIR	30%	£14,971,900	£11,725,750	£11,558,728	£11,528,866	£10,860,744	£10,192,621
60% LAR : 40% CIR	35%	£12,294,636	£9,264,707	£9,098,050	£9,068,247	£8,401,620	£7,734,992
60% LAR : 40% CIR	40%	£9,612,039	£6,798,407	£6,632,076	£6,602,223	£5,935,996	£5,270,802
60% LAR : 40% CIR	45%	£6,924,166	£4,326,916	£4,160,861	£4,131,148	£3,463,542	£2,798,188
60% LAR : 40% CIR	50%	£4,231,070	£1,847,245	£1,681,890	£1,648,755	£975,335	£301,914

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£36,632,837	£32,091,262	£31,920,940	£31,890,528	£31,209,240	£30,527,951
60% LAR : 40% CIR	5%	£33,988,728	£29,662,834	£29,493,188	£29,462,862	£28,784,307	£28,102,723
60% LAR : 40% CIR	10%	£31,338,953	£27,228,833	£27,059,811	£27,029,620	£26,353,533	£25,677,446
60% LAR : 40% CIR	15%	£28,683,570	£24,789,312	£24,620,864	£24,590,770	£23,916,975	£23,243,180
60% LAR : 40% CIR	20%	£26,022,635	£22,344,328	£22,176,402	£22,146,395	£21,474,691	£20,802,886
60% LAR : 40% CIR	25%	£23,366,200	£19,893,933	£19,726,480	£19,696,290	£19,024,796	£18,353,821
60% LAR : 40% CIR	30%	£20,704,324	£17,438,182	£17,271,152	£17,241,290	£16,573,168	£15,905,045
60% LAR : 40% CIR	35%	£18,007,059	£14,977,130	£14,810,473	£14,780,671	£14,114,043	£13,447,416
60% LAR : 40% CIR	40%	£15,324,463	£12,510,631	£12,344,409	£12,314,746	£11,649,420	£10,983,225
60% LAR : 40% CIR	45%	£12,636,589	£10,039,340	£9,873,284	£9,843,572	£9,175,965	£8,508,612
60% LAR : 40% CIR	50%	£9,943,494	£7,569,669	£7,391,313	£7,361,179	£6,687,758	£6,014,337

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£38,999,802	£34,458,227	£34,287,905	£34,257,492	£33,576,205	£32,894,916
60% LAR : 40% CIR	5%	£36,355,918	£32,009,799	£31,860,192	£31,829,866	£31,151,271	£30,472,897
60% LAR : 40% CIR	10%	£33,705,918	£29,565,798	£29,426,776	£29,396,585	£28,720,498	£28,044,410
60% LAR : 40% CIR	15%	£31,050,535	£27,121,777	£26,987,829	£26,957,734	£26,283,940	£25,610,145
60% LAR : 40% CIR	20%	£28,399,599	£24,671,292	£24,543,366	£24,513,359	£23,841,656	£23,169,951
60% LAR : 40% CIR	25%	£25,743,165	£22,226,897	£22,093,444	£22,063,514	£21,393,700	£20,723,885
60% LAR : 40% CIR	30%	£23,081,288	£19,780,147	£19,638,116	£19,608,254	£18,940,133	£18,272,010
60% LAR : 40% CIR	35%	£20,374,624	£17,334,695	£17,177,438	£17,147,698	£16,481,008	£15,814,381
60% LAR : 40% CIR	40%	£17,691,428	£14,877,796	£14,711,464	£14,681,711	£14,016,384	£13,350,150
60% LAR : 40% CIR	45%	£15,003,554	£12,406,304	£12,240,249	£12,210,536	£11,542,930	£10,888,576
60% LAR : 40% CIR	50%	£12,310,458	£9,926,633	£9,758,278	£9,728,143	£9,054,723	£8,381,302

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£11,797,719	£7,286,203	£7,085,881	£7,055,488	£6,374,181	£5,692,882
60% LAR : 40% CIR	5%	£9,153,867	£4,827,776	£4,658,120	£4,627,838	£3,946,248	£3,270,664
60% LAR : 40% CIR	10%	£6,503,894	£2,383,774	£2,224,752	£2,194,561	£1,518,475	£882,387
60% LAR : 40% CIR	15%	£3,848,511	£-954,253	£-785,805	£-755,711	£-81,916	£-408,122
60% LAR : 40% CIR	20%	£1,187,576	£-2,509,269	£-2,341,943	£-2,311,538	£-630,652	£-967,927
60% LAR : 40% CIR	25%	£-28,521,141	£-25,058,874	£-24,891,421	£-24,861,491	£-24,191,677	£-23,521,862
60% LAR : 40% CIR	30%	£-25,849,265	£-22,603,123	£-22,436,093	£-22,406,231	£-21,738,109	£-21,069,896
60% LAR : 40% CIR	35%	£-23,172,001	£-20,142,072	£-19,975,414	£-19,945,612	£-19,278,985	£-18,612,357
60% LAR : 40% CIR	40%	£-20,489,404	£-17,675,772	£-17,509,441	£-17,479,687	£-16,814,361	£-16,148,166
60% LAR : 40% CIR	45%	£-17,801,530	£-15,204,281	£-15,038,226	£-15,008,513	£-14,340,906	£-13,666,553
60% LAR : 40% CIR	50%	£-15,108,438	£-12,734,610	£-12,566,254	£-12,526,120	£-11,852,700	£-11,179,278

LB Camden
Local Plan Viability Testing 2023

Resi 11 - 60 Flats

Value Area	Zone C - RP Periphery £2,450 psf
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No Units	60
Site Area	0.14 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£50,354,690	£45,722,794	£45,552,472	£45,522,059	£44,840,772	£44,159,483
60% LAR : 40% CIR	5%	£47,428,153	£43,016,455	£42,846,809	£42,816,512	£42,137,028	£41,456,343
60% LAR : 40% CIR	10%	£44,495,952	£40,304,543	£40,135,521	£40,105,331	£39,429,243	£38,753,157
60% LAR : 40% CIR	15%	£41,558,143	£37,587,112	£37,418,663	£37,388,570	£36,714,775	£36,040,891
60% LAR : 40% CIR	20%	£38,614,780	£34,864,217	£34,696,291	£34,666,294	£33,994,580	£33,322,875
60% LAR : 40% CIR	25%	£35,665,920	£32,135,911	£31,968,457	£31,938,528	£31,268,714	£30,598,899
60% LAR : 40% CIR	30%	£32,711,616	£29,402,249	£29,235,219	£29,205,358	£28,537,235	£27,869,112
60% LAR : 40% CIR	35%	£29,751,925	£26,663,287	£26,496,630	£26,466,828	£25,800,200	£25,133,572
60% LAR : 40% CIR	40%	£26,789,902	£23,919,077	£23,752,745	£23,722,992	£23,057,686	£22,392,359
60% LAR : 40% CIR	45%	£23,816,601	£21,169,674	£21,003,620	£20,973,907	£20,309,689	£19,645,471
60% LAR : 40% CIR	50%	£20,841,078	£18,415,134	£18,249,309	£18,219,627	£17,556,327	£16,887,291

Residual Land values compared to benchmark land values

Higher Value Secondary Offices	£97,649,000
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Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£36,588,949	£31,937,053	£31,766,731	£31,736,318	£31,056,030	£30,373,742
60% LAR : 40% CIR	5%	£33,642,412	£29,230,714	£29,061,086	£29,030,711	£28,352,187	£27,673,002
60% LAR : 40% CIR	10%	£30,710,210	£26,518,802	£26,340,780	£26,310,590	£25,632,502	£24,957,145
60% LAR : 40% CIR	15%	£27,772,402	£23,801,371	£23,623,922	£23,593,829	£22,919,034	£22,245,240
60% LAR : 40% CIR	20%	£24,829,039	£21,078,476	£20,910,549	£20,880,542	£20,208,839	£19,537,134
60% LAR : 40% CIR	25%	£21,880,179	£18,350,170	£18,182,716	£18,152,767	£17,482,013	£16,811,158
60% LAR : 40% CIR	30%	£18,925,875	£15,616,508	£15,449,478	£15,419,617	£14,751,494	£14,083,371
60% LAR : 40% CIR	35%	£15,966,184	£12,877,546	£12,710,888	£12,681,086	£12,014,459	£11,347,831
60% LAR : 40% CIR	40%	£13,001,160	£10,133,336	£9,967,004	£9,937,251	£9,271,924	£8,606,596
60% LAR : 40% CIR	45%	£10,030,860	£7,383,933	£7,217,979	£7,188,166	£6,523,948	£5,859,729
60% LAR : 40% CIR	50%	£7,055,337	£4,629,393	£4,463,567	£4,433,886	£3,770,586	£3,101,550

Residual Land values compared to benchmark land values

Medium Value Secondary Offices	£57,186,000
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Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£42,281,372	£37,649,476	£37,479,154	£37,448,742	£36,767,454	£36,086,165
60% LAR : 40% CIR	5%	£39,344,826	£34,943,137	£34,773,814	£34,743,401	£34,064,610	£33,383,025
60% LAR : 40% CIR	10%	£36,422,634	£32,221,225	£32,052,203	£32,021,813	£31,345,926	£30,670,839
60% LAR : 40% CIR	15%	£33,484,825	£29,513,795	£29,345,346	£29,315,252	£28,641,458	£27,967,663
60% LAR : 40% CIR	20%	£30,541,463	£26,789,889	£26,622,973	£26,592,866	£25,919,262	£25,245,557
60% LAR : 40% CIR	25%	£27,592,602	£24,062,594	£23,895,139	£23,865,210	£23,192,307	£22,519,482
60% LAR : 40% CIR	30%	£24,638,299	£21,328,932	£21,161,901	£21,132,040	£20,463,917	£19,795,794
60% LAR : 40% CIR	35%	£21,678,607	£18,589,969	£18,423,312	£18,393,510	£17,726,882	£17,060,255
60% LAR : 40% CIR	40%	£18,713,384	£15,845,759	£15,679,428	£15,649,675	£14,984,348	£14,319,021
60% LAR : 40% CIR	45%	£15,743,283	£13,096,357	£12,930,303	£12,900,590	£12,236,371	£11,572,153
60% LAR : 40% CIR	50%	£12,767,761	£10,341,817	£10,175,991	£10,146,309	£9,483,009	£8,813,974

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space	£40,420,000
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Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£44,648,337	£40,016,441	£39,846,119	£39,815,706	£39,134,419	£38,453,130
60% LAR : 40% CIR	5%	£41,721,800	£37,310,102	£37,140,456	£37,110,166	£36,429,155	£35,748,025
60% LAR : 40% CIR	10%	£38,789,599	£34,588,190	£34,420,168	£34,389,978	£33,722,890	£33,046,804
60% LAR : 40% CIR	15%	£35,851,790	£31,860,759	£31,712,310	£31,682,217	£31,008,423	£30,334,629
60% LAR : 40% CIR	20%	£32,908,427	£29,135,864	£28,989,939	£28,959,891	£28,282,227	£27,616,522
60% LAR : 40% CIR	25%	£29,959,567	£26,429,558	£26,282,104	£26,252,175	£25,572,361	£24,902,546
60% LAR : 40% CIR	30%	£27,005,263	£23,695,896	£23,528,866	£23,499,005	£22,820,882	£22,152,759
60% LAR : 40% CIR	35%	£24,045,572	£20,956,934	£20,790,277	£20,760,475	£20,083,947	£19,427,219
60% LAR : 40% CIR	40%	£21,080,545	£18,212,724	£18,046,283	£18,016,639	£17,351,313	£16,685,986
60% LAR : 40% CIR	45%	£18,110,248	£15,463,321	£15,297,267	£15,267,554	£14,603,336	£13,939,118
60% LAR : 40% CIR	50%	£15,134,725	£12,708,781	£12,542,956	£12,513,274	£11,849,974	£11,180,938

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution	£20,691,000
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Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£47,486,314	£42,817,417	£42,644,086	£42,613,663	£41,932,385	£41,251,106
60% LAR : 40% CIR	5%	£44,510,776	£40,108,078	£39,938,433	£39,908,138	£39,226,652	£38,546,967
60% LAR : 40% CIR	10%	£41,587,575	£37,396,166	£37,227,144	£37,196,954	£36,520,867	£35,844,780
60% LAR : 40% CIR	15%	£38,649,766	£34,678,736	£34,510,287	£34,480,194	£33,806,399	£33,132,604
60% LAR : 40% CIR	20%	£35,706,404	£31,955,640	£31,787,814	£31,757,607	£31,083,243	£30,409,448
60% LAR : 40% CIR	25%	£32,757,543	£29,227,535	£29,060,081	£29,030,152	£28,356,338	£27,682,523
60% LAR : 40% CIR	30%	£29,803,240	£26,493,873	£26,326,842	£26,296,981	£25,623,858	£24,950,735
60% LAR : 40% CIR	35%	£26,843,549	£23,754,911	£23,588,253	£23,558,451	£22,885,124	£22,212,196
60% LAR : 40% CIR	40%	£23,878,525	£21,010,700	£20,844,369	£20,814,616	£20,149,289	£19,483,962
60% LAR : 40% CIR	45%	£20,908,224	£18,261,298	£18,095,244	£18,065,531	£17,401,312	£16,737,094
60% LAR : 40% CIR	50%	£17,932,702	£15,506,758	£15,340,932	£15,311,250	£14,647,950	£13,983,915

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone C - £1,050 paf
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No Units	75
Site Area	0.2 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£13,517,556	£8,449,766	£7,122,923	£7,122,923	£6,252,489	£5,380,385
60% LAR : 40% CIR	5%	£12,324,786	£7,405,914	£6,206,160	£6,167,317	£5,288,753	£4,430,090
60% LAR : 40% CIR	10%	£11,124,874	£6,535,035	£5,241,264	£5,202,617	£4,337,170	£3,471,723
60% LAR : 40% CIR	15%	£9,917,891	£5,562,679	£4,268,911	£4,230,388	£3,367,875	£2,605,363
60% LAR : 40% CIR	20%	£8,703,907	£4,578,929	£3,289,174	£3,250,763	£2,390,936	£1,531,090
60% LAR : 40% CIR	25%	£7,482,990	£3,588,293	£2,302,128	£2,263,615	£1,406,398	£548,981
60% LAR : 40% CIR	30%	£6,255,210	£2,590,722	£1,307,845	£1,269,619	£414,367	£-448,040
60% LAR : 40% CIR	35%	£5,020,638	£1,586,405	£306,398	£268,247	£596,414	£-1,475,991
60% LAR : 40% CIR	40%	£3,776,916	£575,370	£-716,795	£-256,853	£-1,633,913	£-2,511,774
60% LAR : 40% CIR	45%	£2,514,771	£-449,060	£-1,763,308	£-1,802,513	£-2,678,911	£-3,555,310
60% LAR : 40% CIR	50%	£1,247,040	£-1,504,199	£-2,816,977	£-2,856,142	£-3,731,329	£-4,606,515

Residual Land values compared to benchmark land values Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£3,759,273	£-10,823,983	£-12,111,659	£-12,149,908	£-13,020,340	£-13,892,444
60% LAR : 40% CIR	5%	£2,946,043	£-11,776,916	£-13,068,669	£-13,068,453	£-13,974,696	£-14,842,799
60% LAR : 40% CIR	10%	£8,147,955	£-12,737,794	£-14,031,655	£-14,031,655	£-14,935,659	£-15,801,106
60% LAR : 40% CIR	15%	£3,354,938	£-12,710,150	£-15,003,918	£-15,003,918	£-15,904,954	£-16,767,466
60% LAR : 40% CIR	20%	£-10,588,922	£-14,093,900	£-15,983,695	£-15,922,666	£-16,861,902	£-17,741,799
60% LAR : 40% CIR	25%	£-11,786,639	£-15,084,576	£-16,970,701	£-17,009,014	£-17,868,411	£-18,723,346
60% LAR : 40% CIR	30%	£-13,017,619	£-16,082,107	£-17,964,984	£-18,000,210	£-18,858,462	£-19,720,869
60% LAR : 40% CIR	35%	£-14,252,191	£-17,089,424	£-18,960,431	£-19,004,582	£-19,869,243	£-20,748,820
60% LAR : 40% CIR	40%	£-15,497,013	£-18,097,458	£-19,969,624	£-20,028,867	£-20,968,742	£-21,788,683
60% LAR : 40% CIR	45%	£-16,758,058	£-19,121,889	£-20,938,137	£-21,075,342	£-21,951,740	£-22,828,139
60% LAR : 40% CIR	50%	£-18,025,789	£-20,177,028	£-22,089,806	£-22,126,911	£-22,904,157	£-23,879,564

Residual Land values compared to benchmark land values Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,230,846	£-2,838,645	£4,125,441	£4,163,787	£5,034,221	£5,906,325
60% LAR : 40% CIR	5%	£1,038,015	£-3,793,705	£3,060,551	£3,115,324	£3,987,676	£4,859,769
60% LAR : 40% CIR	10%	£-981,836	£-4,751,676	£2,045,447	£2,084,094	£2,949,541	£3,811,988
60% LAR : 40% CIR	15%	£-1,988,819	£-5,724,032	£7,017,800	£7,056,323	£7,918,835	£8,781,347
60% LAR : 40% CIR	20%	£-2,995,804	£-6,701,791	£7,997,636	£8,035,948	£8,885,094	£9,745,620
60% LAR : 40% CIR	25%	£-3,803,720	£-7,688,457	£8,988,457	£9,022,895	£9,860,313	£10,737,729
60% LAR : 40% CIR	30%	£-4,531,500	£-8,685,989	£9,978,866	£10,017,092	£10,872,344	£11,734,751
60% LAR : 40% CIR	35%	£-5,266,073	£-9,700,500	£10,980,312	£11,018,464	£11,863,725	£12,762,702
60% LAR : 40% CIR	40%	£-6,011,056	£-10,711,341	£11,993,624	£12,033,606	£12,860,624	£13,788,484
60% LAR : 40% CIR	45%	£-6,771,940	£-11,735,771	£13,050,019	£13,080,224	£13,965,622	£14,842,020
60% LAR : 40% CIR	50%	£-7,539,879	£-12,769,909	£14,103,688	£14,142,853	£15,018,039	£15,893,226

Residual Land values compared to benchmark land values Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£5,539,625	£472,134	£816,392	£854,708	£1,726,742	£2,597,246
60% LAR : 40% CIR	5%	£4,347,154	£-481,795	£1,771,472	£1,810,255	£2,670,699	£3,541,542
60% LAR : 40% CIR	10%	£3,147,243	£-1,442,507	£2,736,368	£2,775,015	£3,640,462	£4,505,909
60% LAR : 40% CIR	15%	£1,940,260	£-2,414,953	£3,708,721	£3,747,244	£4,609,756	£5,472,288
60% LAR : 40% CIR	20%	£720,276	£-3,388,703	£4,686,457	£4,726,869	£5,586,705	£6,448,541
60% LAR : 40% CIR	25%	£-494,641	£-4,389,378	£5,675,503	£5,715,816	£6,571,234	£7,428,650
60% LAR : 40% CIR	30%	£-1,722,421	£-5,386,910	£6,669,787	£6,709,013	£7,583,265	£8,428,672
60% LAR : 40% CIR	35%	£-2,956,994	£-6,391,227	£7,671,233	£7,709,385	£8,594,046	£9,455,623
60% LAR : 40% CIR	40%	£-4,201,816	£-7,402,625	£8,684,422	£8,723,688	£9,611,545	£10,489,905
60% LAR : 40% CIR	45%	£-5,462,861	£-8,428,622	£9,740,940	£9,780,145	£10,656,543	£11,532,941
60% LAR : 40% CIR	50%	£-6,739,897	£-9,461,820	£10,794,609	£10,833,774	£11,708,989	£12,584,188

Residual Land values compared to benchmark land values Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£9,451,569	£4,383,719	£3,086,283	£3,086,283	£2,785,902	£1,314,398
60% LAR : 40% CIR	5%	£2,268,759	£3,420,927	£2,140,173	£2,101,390	£1,232,746	£384,103
60% LAR : 40% CIR	10%	£7,058,887	£2,460,048	£1,175,277	£1,136,630	£271,183	£-694,264
60% LAR : 40% CIR	15%	£5,851,904	£1,496,692	£202,624	£164,401	£898,111	£-1,569,624
60% LAR : 40% CIR	20%	£4,637,920	£512,942	£-76,813	£-116,824	£1,675,669	£-2,534,997
60% LAR : 40% CIR	25%	£3,417,003	£-477,733	£-1,763,858	£-1,802,172	£2,659,589	£-3,517,005
60% LAR : 40% CIR	30%	£2,189,223	£-1,475,285	£-2,758,142	£-2,796,368	£3,651,620	£-4,514,027
60% LAR : 40% CIR	35%	£954,651	£-2,478,852	£-3,759,689	£-3,797,140	£4,642,401	£-5,414,918
60% LAR : 40% CIR	40%	£-990,171	£-3,490,617	£-4,762,782	£-4,822,040	£5,599,300	£-6,277,761
60% LAR : 40% CIR	45%	£-1,951,218	£-4,515,047	£-5,820,293	£-5,868,500	£6,744,898	£-7,221,296
60% LAR : 40% CIR	50%	£-2,916,847	£-5,546,196	£-6,862,864	£-6,922,129	£7,787,615	£-8,072,501

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone C - £1,150 psf
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No Units	75
Site Area	0.2 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£17,052,340	£11,844,758	£10,656,262	£10,617,915	£9,758,918	£9,896,921
60% LAR - 40% CIR	5%	£15,690,085	£10,816,156	£9,532,774	£9,494,573	£8,638,965	£7,783,368
60% LAR - 40% CIR	10%	£14,320,795	£9,650,527	£8,401,867	£8,363,802	£7,511,361	£6,656,038
60% LAR - 40% CIR	15%	£12,936,909	£8,537,941	£7,263,617	£7,225,672	£6,375,284	£5,512,773
60% LAR - 40% CIR	20%	£11,545,836	£7,388,464	£6,118,083	£6,080,258	£5,221,428	£4,361,592
60% LAR - 40% CIR	25%	£10,146,829	£6,232,166	£4,955,724	£4,917,411	£4,059,864	£3,202,577
60% LAR - 40% CIR	30%	£8,741,461	£5,067,412	£3,784,534	£3,746,308	£2,891,057	£2,035,805
60% LAR - 40% CIR	35%	£7,329,299	£3,886,167	£2,606,181	£2,568,031	£1,714,693	£861,355
60% LAR - 40% CIR	40%	£5,910,414	£2,699,247	£1,420,739	£1,382,651	£830,979	£-25,987
60% LAR - 40% CIR	45%	£4,484,876	£1,503,659	£228,279	£190,244	£-672,853	£-1,549,251
60% LAR - 40% CIR	50%	£3,044,851	£302,494	£-993,288	£-1,032,453	£-1,907,639	£-2,782,825

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£2,220,489	£7,328,070	£8,616,367	£8,554,974	£9,513,911	£10,372,908
60% LAR - 40% CIR	5%	£3,582,744	£5,456,475	£6,740,865	£6,778,256	£7,643,844	£8,149,433
60% LAR - 40% CIR	10%	£4,952,034	£3,592,392	£4,870,962	£4,909,027	£5,781,488	£6,176,793
60% LAR - 40% CIR	15%	£6,335,920	£1,734,888	£3,000,212	£3,037,157	£3,910,545	£4,197,058
60% LAR - 40% CIR	20%	£7,727,484	£-11,884,365	£-13,154,796	£-13,192,571	£-14,091,491	£-14,911,237
60% LAR - 40% CIR	25%	£9,126,003	£-23,040,893	£-24,317,105	£-24,354,418	£-25,212,485	£-26,070,251
60% LAR - 40% CIR	30%	£10,531,368	£-34,205,417	£-35,468,295	£-35,505,521	£-36,363,172	£-37,221,024
60% LAR - 40% CIR	35%	£11,943,630	£-45,369,842	£-46,630,648	£-46,704,798	£-47,558,136	£-48,411,474
60% LAR - 40% CIR	40%	£13,363,414	£-56,541,652	£-57,802,991	£-57,876,131	£-58,721,860	£-59,576,418
60% LAR - 40% CIR	45%	£14,787,953	£-67,719,170	£-69,000,545	£-69,072,585	£-70,015,682	£-70,962,800
60% LAR - 40% CIR	50%	£16,227,978	£-78,902,335	£-80,286,116	£-80,358,282	£-81,303,468	£-82,255,654

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£5,765,629	£658,048	£630,449	£659,795	£1,527,792	£2,386,790
60% LAR - 40% CIR	5%	£4,432,774	£471,854	£453,255	£474,728	£1,144,728	£1,699,433
60% LAR - 40% CIR	10%	£3,034,085	£-1,806,183	£-2,884,843	£-2,922,909	£-3,775,349	£-4,630,673
60% LAR - 40% CIR	15%	£1,650,199	£-3,748,770	£-4,823,094	£-4,861,039	£-5,911,427	£-6,773,938
60% LAR - 40% CIR	20%	£258,035	£-5,686,296	£-6,760,817	£-6,798,463	£-8,052,282	£-9,195,118
60% LAR - 40% CIR	25%	£-1,159,882	£-7,624,545	£-8,530,986	£-8,569,299	£-10,044,133	£-11,286,133
60% LAR - 40% CIR	30%	£-2,545,250	£-9,562,299	£-10,302,176	£-10,340,402	£-12,035,653	£-13,580,905
60% LAR - 40% CIR	35%	£-3,937,412	£-11,500,523	£-12,068,530	£-12,106,680	£-14,022,017	£-15,465,358
60% LAR - 40% CIR	40%	£-5,329,296	£-13,438,464	£-13,836,912	£-13,875,137	£-16,006,792	£-17,448,296
60% LAR - 40% CIR	45%	£-6,721,803	£-15,376,051	£-15,645,232	£-15,683,467	£-18,359,583	£-20,125,961
60% LAR - 40% CIR	50%	£-8,114,899	£-17,313,416	£-17,579,998	£-17,618,183	£-20,671,349	£-22,409,638

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£9,074,708	£2,367,127	£2,676,630	£2,640,284	£1,787,287	£322,289
60% LAR - 40% CIR	5%	£7,122,453	£2,038,625	£1,555,142	£1,518,142	£661,353	£104,298
60% LAR - 40% CIR	10%	£6,343,164	£1,702,896	£424,236	£386,170	£-466,276	£-1,321,504
60% LAR - 40% CIR	15%	£4,959,278	£500,309	£-714,015	£-751,960	£-1,602,348	£-2,464,859
60% LAR - 40% CIR	20%	£3,567,703	£-1,898,187	£-3,189,568	£-3,227,514	£-4,756,203	£-5,618,039
60% LAR - 40% CIR	25%	£2,169,197	£-3,745,468	£-5,021,907	£-5,060,220	£-6,911,638	£-7,775,054
60% LAR - 40% CIR	30%	£763,829	£-5,592,220	£-6,854,098	£-6,892,323	£-8,988,574	£-9,941,826
60% LAR - 40% CIR	35%	£-846,383	£-7,439,444	£-8,701,461	£-8,739,691	£-11,022,438	£-12,176,237
60% LAR - 40% CIR	40%	£-2,067,217	£-9,286,464	£-10,548,883	£-10,587,081	£-13,466,653	£-14,810,215
60% LAR - 40% CIR	45%	£-3,492,756	£-11,133,972	£-12,397,353	£-12,435,583	£-16,006,484	£-17,526,882
60% LAR - 40% CIR	50%	£-4,921,780	£-12,981,197	£-14,244,919	£-14,283,149	£-18,885,270	£-20,780,456

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£12,988,353	£7,876,772	£6,980,775	£6,991,928	£8,692,931	£9,833,584
60% LAR - 40% CIR	5%	£11,624,098	£6,760,189	£5,465,767	£5,428,686	£4,572,698	£3,717,409
60% LAR - 40% CIR	10%	£10,254,809	£5,614,541	£4,335,880	£4,297,815	£3,445,374	£2,590,051
60% LAR - 40% CIR	15%	£8,870,522	£4,471,954	£3,197,630	£3,159,685	£2,300,297	£1,446,786
60% LAR - 40% CIR	20%	£7,479,348	£3,322,477	£2,062,198	£2,014,271	£1,156,441	£265,616
60% LAR - 40% CIR	25%	£6,080,842	£2,166,179	£,880,738	£851,424	£-5,983	£-863,409
60% LAR - 40% CIR	30%	£4,675,474	£1,001,425	£-281,453	£-319,679	£-1,174,930	£-2,030,182
60% LAR - 40% CIR	35%	£3,263,312	£-178,869	£-459,806	£-491,996	£-1,353,294	£-2,204,632
60% LAR - 40% CIR	40%	£1,844,428	£-367,740	£-845,248	£-883,336	£-1,533,008	£-2,491,574
60% LAR - 40% CIR	45%	£48,889	£-562,328	£-937,708	£-975,743	£-1,478,840	£-2,151,238
60% LAR - 40% CIR	50%	£-1,691,188	£-763,493	£-1,069,274	£-1,098,439	£-1,573,628	£-2,048,812

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone C - £1,350 psf
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No Units	75
Site Area	0.2 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£24,090,861	£18,926,917	£17,646,247	£17,607,900	£16,748,903	£15,889,906
60% LAR - 40% CIR	5%	£22,376,880	£17,456,942	£16,173,259	£16,135,059	£15,279,470	£14,423,881
60% LAR - 40% CIR	10%	£20,655,465	£15,971,514	£14,692,853	£14,654,788	£13,802,347	£12,949,907
60% LAR - 40% CIR	15%	£18,927,284	£14,479,428	£13,205,104	£13,167,159	£12,317,609	£11,468,060
60% LAR - 40% CIR	20%	£17,192,207	£12,989,451	£11,710,080	£11,672,246	£10,825,392	£9,978,118
60% LAR - 40% CIR	25%	£16,450,303	£11,474,633	£10,207,898	£10,170,120	£9,325,589	£8,481,058
60% LAR - 40% CIR	30%	£13,701,639	£9,962,103	£8,698,506	£8,660,855	£7,818,457	£6,976,058
60% LAR - 40% CIR	35%	£11,946,283	£8,442,869	£7,182,099	£7,144,522	£6,306,010	£5,460,922
60% LAR - 40% CIR	40%	£10,172,569	£6,917,019	£5,668,710	£5,621,195	£4,778,732	£3,929,169
60% LAR - 40% CIR	45%	£8,391,841	£5,384,621	£4,120,220	£4,082,184	£3,231,931	£2,381,678
60% LAR - 40% CIR	50%	£6,604,540	£3,840,622	£2,567,005	£2,529,009	£1,679,931	£830,854

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£4,818,032	£3,45,912	£1,628,382	£1,594,929	£2,523,326	£3,382,923
60% LAR - 40% CIR	5%	£3,153,851	£1,816,187	£3,860,870	£3,137,700	£3,992,388	£4,648,948
60% LAR - 40% CIR	10%	£1,382,636	£3,301,315	£4,579,975	£4,615,841	£5,470,482	£6,322,922
60% LAR - 40% CIR	15%	£345,545	£4,793,401	£6,067,725	£6,105,670	£6,955,220	£7,804,769
60% LAR - 40% CIR	20%	£2,080,622	£6,292,378	£7,582,749	£7,620,583	£8,447,497	£9,294,411
60% LAR - 40% CIR	25%	£3,622,526	£7,788,176	£9,094,817	£9,132,788	£9,942,246	£10,791,771
60% LAR - 40% CIR	30%	£5,371,190	£9,310,726	£10,574,323	£10,611,974	£11,454,372	£12,296,770
60% LAR - 40% CIR	35%	£7,326,540	£10,829,960	£12,090,730	£12,128,307	£12,968,819	£13,811,907
60% LAR - 40% CIR	40%	£9,100,271	£12,345,810	£13,614,119	£13,651,624	£14,498,987	£15,347,768
60% LAR - 40% CIR	45%	£10,880,988	£13,868,208	£15,162,609	£15,190,545	£16,040,898	£16,891,151
60% LAR - 40% CIR	50%	£12,668,289	£15,432,207	£16,705,824	£16,743,820	£17,592,898	£18,441,978

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£12,804,151	£7,640,207	£6,389,537	£6,321,189	£5,462,192	£4,603,195
60% LAR - 40% CIR	5%	£11,089,969	£6,169,187	£4,885,569	£4,848,248	£3,992,780	£3,137,171
60% LAR - 40% CIR	10%	£9,368,754	£4,684,803	£3,406,143	£3,368,077	£2,515,637	£1,663,196
60% LAR - 40% CIR	15%	£7,640,573	£3,192,717	£1,916,393	£1,880,449	£1,030,859	£181,350
60% LAR - 40% CIR	20%	£5,955,497	£1,683,740	£423,370	£385,335	£-669,578	£-1,508,626
60% LAR - 40% CIR	25%	£4,163,592	£167,943	£-1,018,853	£-1,116,390	£-1,961,121	£-2,805,623
60% LAR - 40% CIR	30%	£2,414,928	£-1,324,807	£-2,588,204	£-2,625,856	£-3,468,253	£-4,310,652
60% LAR - 40% CIR	35%	£164,573	£-2,843,841	£-4,194,811	£-4,142,198	£-4,982,701	£-5,825,788
60% LAR - 40% CIR	40%	£-1,114,813	£-4,363,602	£-5,820,901	£-5,665,516	£-6,509,918	£-7,351,651
60% LAR - 40% CIR	45%	£-2,894,860	£-5,902,089	£-7,186,491	£-7,204,527	£-8,054,780	£-8,905,033
60% LAR - 40% CIR	50%	£-4,682,170	£-7,448,088	£-8,718,705	£-8,757,702	£-9,608,779	£-10,455,827

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£16,113,230	£10,949,285	£9,668,616	£9,630,268	£8,771,271	£7,912,274
60% LAR - 40% CIR	5%	£14,589,949	£9,419,010	£8,185,608	£8,157,427	£7,301,836	£6,446,250
60% LAR - 40% CIR	10%	£12,677,833	£7,993,882	£6,715,222	£6,677,156	£5,824,716	£4,972,275
60% LAR - 40% CIR	15%	£10,949,652	£6,501,796	£5,227,472	£5,189,527	£4,339,978	£3,490,429
60% LAR - 40% CIR	20%	£9,214,576	£5,002,810	£3,732,449	£3,694,614	£2,847,700	£2,000,786
60% LAR - 40% CIR	25%	£7,472,671	£3,497,022	£2,230,226	£2,192,489	£1,347,958	£503,426
60% LAR - 40% CIR	30%	£5,724,007	£1,984,472	£720,875	£683,223	£-159,174	£-1,001,573
60% LAR - 40% CIR	35%	£3,988,657	£465,238	£-796,682	£-833,188	£-1,673,092	£-2,516,708
60% LAR - 40% CIR	40%	£2,194,026	£-1,060,813	£-2,318,922	£-2,356,437	£-3,200,899	£-4,052,572
60% LAR - 40% CIR	45%	£414,209	£-2,593,010	£-3,857,412	£-3,895,448	£-4,745,701	£-5,595,854
60% LAR - 40% CIR	50%	£-1,373,081	£-4,139,010	£-5,410,626	£-5,448,623	£-6,297,700	£-7,146,778

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
	0%	£20,028,974	£14,860,330	£13,580,281	£13,541,915	£12,682,916	£11,823,918
60% LAR - 40% CIR	5%	£18,310,893	£13,380,655	£12,107,272	£12,069,072	£11,213,483	£10,357,895
60% LAR - 40% CIR	10%	£16,589,478	£11,905,527	£10,626,867	£10,588,801	£9,736,361	£8,883,920
60% LAR - 40% CIR	15%	£14,861,297	£10,413,441	£9,139,117	£9,101,172	£8,251,622	£7,402,074
60% LAR - 40% CIR	20%	£13,126,220	£8,914,464	£7,644,063	£7,606,269	£6,756,345	£5,912,431
60% LAR - 40% CIR	25%	£11,384,316	£7,408,667	£6,141,871	£6,104,133	£5,256,602	£4,415,071
60% LAR - 40% CIR	30%	£9,635,652	£5,896,116	£4,632,519	£4,594,868	£3,752,470	£2,910,072
60% LAR - 40% CIR	35%	£7,880,297	£4,376,882	£3,116,113	£3,078,536	£2,238,023	£1,394,926
60% LAR - 40% CIR	40%	£6,106,571	£2,851,032	£1,592,723	£1,555,208	£710,745	£-140,827
60% LAR - 40% CIR	45%	£4,325,854	£1,318,633	£54,233	£16,197	£-834,056	£-1,684,309
60% LAR - 40% CIR	50%	£2,538,353	£-228,365	£-1,498,881	£-1,536,976	£-2,386,056	£-3,285,133

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone C - £1,500 psf
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No Units	75
Site Area	0.2 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£29,369,752	£24,121,396	£22,852,266	£22,814,496	£21,968,408	£21,122,321
60% LAR : 40% CIR	10%	£27,391,626	£22,391,444	£21,127,349	£21,089,722	£20,246,992	£19,404,246
60% LAR : 40% CIR	15%	£25,406,466	£20,654,568	£19,395,125	£19,357,631	£18,516,002	£17,668,147
60% LAR : 40% CIR	20%	£23,414,341	£18,910,839	£17,655,667	£17,618,293	£16,773,725	£15,924,175
60% LAR : 40% CIR	25%	£21,415,300	£17,160,224	£15,904,671	£15,866,237	£15,019,323	£14,172,409
60% LAR : 40% CIR	30%	£19,409,470	£15,403,090	£14,139,723	£14,101,987	£13,257,456	£12,412,925
60% LAR : 40% CIR	35%	£17,396,862	£13,631,846	£12,368,249	£12,330,597	£11,488,199	£10,645,801
60% LAR : 40% CIR	40%	£15,377,562	£11,850,486	£10,689,717	£10,652,159	£9,711,627	£8,871,114
60% LAR : 40% CIR	45%	£13,351,940	£10,062,511	£9,894,202	£9,766,687	£7,927,815	£7,088,942
60% LAR : 40% CIR	50%	£11,319,165	£8,267,990	£7,011,777	£6,974,314	£6,136,838	£5,299,363
60% LAR : 40% CIR	50%	£9,268,379	£6,466,990	£5,212,514	£5,175,088	£4,333,527	£3,484,450

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£10,096,923	£4,848,569	£3,579,437	£3,541,667	£2,895,579	£1,849,492
60% LAR : 40% CIR	5%	£8,116,797	£3,116,615	£1,854,560	£1,816,893	£1,163,163	£1,117,417
60% LAR : 40% CIR	10%	£6,133,637	£1,381,730	£122,236	£84,802	£74,827	£1,904,682
60% LAR : 40% CIR	15%	£4,141,512	£-381,990	£-1,617,162	£-1,654,536	£-2,499,104	£-3,348,654
60% LAR : 40% CIR	20%	£2,142,491	£-212,595	£-3,398,758	£-3,406,592	£-4,253,006	£-5,100,420
60% LAR : 40% CIR	25%	£136,461	£-3,669,126	£-5,131,105	£-5,110,847	£-6,015,413	£-6,859,004
60% LAR : 40% CIR	30%	£-1,875,967	£-5,640,583	£-6,904,580	£-6,942,232	£-7,784,630	£-8,627,028
60% LAR : 40% CIR	35%	£-3,895,267	£-7,422,343	£-8,683,112	£-8,720,690	£-9,561,292	£-10,401,718
60% LAR : 40% CIR	40%	£-5,911,459	£-9,210,315	£-10,468,626	£-10,506,142	£-11,349,914	£-12,183,887
60% LAR : 40% CIR	45%	£-7,933,664	£-11,004,639	£-12,261,052	£-12,298,515	£-13,135,991	£-13,973,466
60% LAR : 40% CIR	50%	£-10,004,450	£-12,805,939	£-14,060,315	£-14,097,741	£-14,939,302	£-15,788,378

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£18,083,042	£12,834,688	£11,585,555	£11,527,785	£10,681,698	£9,835,610
60% LAR : 40% CIR	5%	£16,104,916	£11,104,734	£9,840,638	£9,803,012	£8,960,282	£8,117,535
60% LAR : 40% CIR	10%	£14,119,755	£9,367,858	£8,108,414	£8,070,921	£7,231,291	£6,381,436
60% LAR : 40% CIR	15%	£12,127,630	£7,624,129	£6,368,956	£6,331,582	£5,487,014	£4,637,464
60% LAR : 40% CIR	20%	£10,126,510	£5,873,613	£4,617,361	£4,579,527	£3,732,613	£2,885,669
60% LAR : 40% CIR	25%	£8,122,760	£4,116,379	£2,853,013	£2,815,277	£1,970,745	£1,126,214
60% LAR : 40% CIR	30%	£6,110,151	£2,345,135	£1,081,538	£1,043,887	£201,488	£-640,910
60% LAR : 40% CIR	35%	£4,090,852	£563,775	£-696,901	£-729,571	£-1,575,084	£-2,415,597
60% LAR : 40% CIR	40%	£2,064,030	£-1,124,199	£-2,467,608	£-2,500,059	£-3,296,895	£-4,107,768
60% LAR : 40% CIR	45%	£32,454	£-3,018,121	£-4,274,033	£-4,312,397	£-5,149,872	£-5,987,347
60% LAR : 40% CIR	50%	£-2,018,331	£-4,819,721	£-6,074,197	£-6,111,623	£-6,953,183	£-7,802,261

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£21,392,121	£16,143,786	£14,874,634	£14,836,864	£13,990,777	£13,144,689
60% LAR : 40% CIR	5%	£19,413,964	£14,413,913	£13,140,717	£13,112,091	£12,266,361	£11,426,814
60% LAR : 40% CIR	10%	£17,428,834	£12,676,937	£11,417,493	£11,380,000	£10,540,370	£9,690,515
60% LAR : 40% CIR	15%	£15,436,709	£10,933,208	£9,676,035	£9,640,661	£8,796,093	£7,946,543
60% LAR : 40% CIR	20%	£13,437,689	£9,182,602	£7,925,440	£7,889,696	£7,041,692	£6,194,778
60% LAR : 40% CIR	25%	£11,431,839	£7,425,458	£6,162,092	£6,124,356	£5,279,824	£4,435,293
60% LAR : 40% CIR	30%	£9,419,230	£5,654,214	£4,390,617	£4,352,966	£3,510,567	£2,668,169
60% LAR : 40% CIR	35%	£7,399,331	£3,872,655	£2,612,066	£2,574,508	£1,733,995	£893,482
60% LAR : 40% CIR	40%	£5,374,009	£2,084,880	£826,571	£789,056	£-60,816	£-488,688
60% LAR : 40% CIR	45%	£3,341,533	£290,358	£-965,854	£-1,003,318	£-1,840,793	£-2,678,268
60% LAR : 40% CIR	50%	£1,290,748	£-1,910,642	£-2,758,118	£-2,802,544	£-3,644,164	£-4,493,182

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£25,302,765	£20,955,411	£19,786,279	£19,748,366	£17,902,421	£17,056,334
60% LAR : 40% CIR	5%	£23,322,639	£19,256,497	£17,061,362	£17,023,736	£16,181,096	£15,338,259
60% LAR : 40% CIR	10%	£21,340,479	£16,588,581	£15,329,138	£15,291,644	£14,452,015	£13,602,160
60% LAR : 40% CIR	15%	£19,348,364	£14,844,852	£13,589,680	£13,552,306	£12,707,738	£11,858,188
60% LAR : 40% CIR	20%	£17,349,333	£13,094,337	£11,849,694	£11,810,250	£10,963,336	£10,116,422
60% LAR : 40% CIR	25%	£15,343,483	£11,337,103	£10,073,737	£10,036,000	£9,191,469	£8,346,638
60% LAR : 40% CIR	30%	£13,330,875	£9,565,859	£8,302,262	£8,264,610	£7,422,212	£6,579,814
60% LAR : 40% CIR	35%	£11,311,575	£7,784,499	£6,523,721	£6,485,153	£5,643,640	£4,805,127
60% LAR : 40% CIR	40%	£9,285,654	£5,996,525	£4,738,216	£4,700,700	£3,861,828	£3,022,956
60% LAR : 40% CIR	45%	£7,253,178	£4,202,003	£2,945,790	£2,908,327	£2,070,851	£1,233,376
60% LAR : 40% CIR	50%	£5,202,392	£2,401,003	£1,146,527	£1,109,101	£267,540	£-589,837

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone C - £1,750 psf
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No Units	75
Site Area	0.2 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£38,145,063	£32,778,865	£31,509,734	£31,471,963	£30,625,876	£29,779,788
60% LAR - 40% CIR	5%	£35,735,302	£30,616,038	£29,351,943	£29,314,316	£28,471,586	£27,626,856
60% LAR - 40% CIR	10%	£33,318,613	£28,446,290	£27,186,845	£27,149,352	£26,309,723	£25,470,094
60% LAR - 40% CIR	15%	£30,892,770	£26,269,687	£25,014,515	£24,977,141	£24,140,358	£23,303,577
60% LAR - 40% CIR	20%	£28,463,941	£24,089,299	£22,835,020	£22,797,754	£21,960,368	£21,129,382
60% LAR - 40% CIR	25%	£26,008,084	£21,896,191	£20,648,433	£20,611,283	£19,779,424	£18,947,585
60% LAR - 40% CIR	30%	£23,555,567	£19,699,431	£18,454,825	£18,417,739	£17,588,002	£16,758,264
60% LAR - 40% CIR	35%	£21,086,361	£17,496,089	£16,254,268	£16,217,256	£15,389,374	£14,560,476
60% LAR - 40% CIR	40%	£18,630,531	£15,289,231	£14,046,691	£14,009,176	£13,170,204	£12,331,431
60% LAR - 40% CIR	45%	£16,158,148	£13,089,922	£11,837,392	£11,779,927	£10,942,453	£10,104,978
60% LAR - 40% CIR	50%	£13,679,281	£10,835,729	£9,581,254	£9,543,829	£8,707,512	£7,871,195

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£18,872,235	£13,506,036	£12,236,905	£12,199,134	£11,353,047	£10,506,959
60% LAR - 40% CIR	5%	£16,462,473	£11,343,209	£10,079,714	£10,041,687	£9,195,757	£8,350,027
60% LAR - 40% CIR	10%	£14,045,785	£9,173,461	£7,914,016	£7,876,523	£7,030,894	£6,185,265
60% LAR - 40% CIR	15%	£11,619,941	£6,996,858	£5,744,686	£5,707,312	£4,861,529	£4,016,748
60% LAR - 40% CIR	20%	£9,181,012	£4,813,470	£3,562,191	£3,524,925	£2,680,739	£1,836,553
60% LAR - 40% CIR	25%	£6,735,255	£2,623,862	£1,375,604	£1,338,434	£506,566	£166,004
60% LAR - 40% CIR	30%	£4,282,738	£426,602	£-818,003	£-855,090	£-1,694,827	£-2,514,565
60% LAR - 40% CIR	35%	£1,823,532	£-176,740	£-3,018,391	£-3,054,573	£-3,893,455	£-4,722,353
60% LAR - 40% CIR	40%	£-662,886	£-366,948	£-626,146	£-663,053	£-1,102,428	£-1,941,398
60% LAR - 40% CIR	45%	£-1,114,681	£-620,207	£-1,455,437	£-1,492,502	£-2,330,376	£-3,167,851
60% LAR - 40% CIR	50%	£-1,593,546	£-837,100	£-2,681,575	£-2,729,000	£-3,565,317	£-4,401,654

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£26,858,933	£21,492,155	£20,223,024	£20,185,252	£19,339,165	£18,493,078
60% LAR - 40% CIR	5%	£24,448,592	£19,329,828	£18,065,232	£18,027,686	£17,181,638	£16,335,146
60% LAR - 40% CIR	10%	£22,031,903	£17,159,579	£15,900,135	£15,862,641	£15,023,013	£14,183,383
60% LAR - 40% CIR	15%	£19,606,059	£14,982,977	£13,727,804	£13,690,430	£12,853,648	£12,016,866
60% LAR - 40% CIR	20%	£17,181,131	£12,799,589	£11,548,308	£11,511,043	£10,675,897	£9,842,571
60% LAR - 40% CIR	25%	£14,721,373	£10,609,480	£9,361,722	£9,324,552	£8,489,714	£7,654,976
60% LAR - 40% CIR	30%	£12,268,857	£8,412,721	£7,168,115	£7,131,029	£6,301,291	£5,471,553
60% LAR - 40% CIR	35%	£9,809,650	£6,209,378	£4,967,557	£4,930,545	£4,102,664	£3,263,786
60% LAR - 40% CIR	40%	£7,343,821	£4,009,520	£2,769,981	£2,732,465	£1,893,594	£1,044,721
60% LAR - 40% CIR	45%	£4,871,437	£1,783,212	£530,662	£493,217	£-344,257	£-1,181,733
60% LAR - 40% CIR	50%	£2,392,570	£-440,081	£-1,708,468	£-1,742,882	£-2,579,199	£-3,416,816

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£30,767,432	£24,801,234	£23,532,103	£23,494,331	£22,648,244	£21,802,156
60% LAR - 40% CIR	5%	£27,357,871	£22,639,407	£21,374,211	£21,336,685	£20,490,985	£19,645,225
60% LAR - 40% CIR	10%	£25,340,982	£20,468,658	£19,209,214	£19,171,720	£18,333,092	£17,492,462
60% LAR - 40% CIR	15%	£22,915,138	£18,292,056	£17,036,883	£16,999,509	£16,162,727	£15,325,945
60% LAR - 40% CIR	20%	£20,476,210	£16,109,887	£14,857,388	£14,820,122	£13,983,036	£13,151,750
60% LAR - 40% CIR	25%	£18,030,452	£13,918,559	£12,670,801	£12,633,631	£11,801,793	£10,969,954
60% LAR - 40% CIR	30%	£15,577,936	£11,721,800	£10,477,194	£10,440,108	£9,610,370	£8,780,632
60% LAR - 40% CIR	35%	£13,116,729	£9,518,457	£8,276,636	£8,239,624	£7,411,743	£6,572,345
60% LAR - 40% CIR	40%	£10,652,300	£7,308,589	£6,080,090	£6,031,544	£5,192,672	£4,353,800
60% LAR - 40% CIR	45%	£8,180,516	£5,092,290	£3,839,761	£3,802,296	£2,964,821	£2,127,346
60% LAR - 40% CIR	50%	£5,701,649	£2,858,098	£1,603,623	£1,566,197	£729,880	£-106,437

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£34,019,077	£28,712,976	£27,443,747	£27,406,976	£26,558,889	£25,710,801
60% LAR - 40% CIR	5%	£31,569,515	£26,550,051	£25,285,856	£25,249,329	£24,400,889	£23,552,801
60% LAR - 40% CIR	10%	£29,252,627	£24,380,303	£23,120,859	£23,084,365	£22,243,736	£21,404,107
60% LAR - 40% CIR	15%	£26,826,783	£22,203,701	£20,948,528	£20,911,154	£20,074,371	£19,237,590
60% LAR - 40% CIR	20%	£24,387,855	£20,020,312	£18,789,033	£18,751,607	£17,914,581	£17,077,395
60% LAR - 40% CIR	25%	£21,942,097	£17,830,204	£16,582,446	£16,545,276	£15,713,437	£14,881,599
60% LAR - 40% CIR	30%	£19,489,580	£15,633,445	£14,388,839	£14,351,752	£13,522,015	£12,692,277
60% LAR - 40% CIR	35%	£17,030,374	£13,430,102	£12,188,281	£12,151,289	£11,323,387	£10,494,499
60% LAR - 40% CIR	40%	£14,564,545	£11,220,244	£9,980,704	£9,943,189	£9,104,317	£8,265,444
60% LAR - 40% CIR	45%	£12,092,161	£9,003,935	£7,751,405	£7,713,940	£6,876,466	£6,038,991
60% LAR - 40% CIR	50%	£9,613,294	£6,789,742	£5,515,268	£5,477,842	£4,641,525	£3,805,208

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone C - £1,900 psf
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No Units	75
Site Area	0.2 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£43,391,878	£37,973,346	£36,704,214	£36,666,444	£35,820,356	£34,974,265
60% LAR : 40% CIR	10%	£40,719,776	£35,550,794	£34,286,699	£34,249,073	£33,406,342	£32,563,812
60% LAR : 40% CIR	15%	£38,040,747	£33,121,322	£31,861,879	£31,824,384	£30,984,755	£30,145,126
60% LAR : 40% CIR	20%	£35,354,856	£30,684,996	£29,429,823	£29,392,449	£28,555,667	£27,718,885
60% LAR : 40% CIR	25%	£32,662,174	£28,241,882	£26,980,604	£26,943,337	£26,119,152	£25,284,966
60% LAR : 40% CIR	30%	£29,967,765	£25,792,052	£24,544,293	£24,507,124	£23,675,285	£22,843,446
60% LAR : 40% CIR	35%	£27,250,791	£23,335,568	£22,090,961	£22,053,876	£21,224,138	£20,394,401
60% LAR : 40% CIR	40%	£24,527,640	£20,872,502	£19,630,681	£19,593,668	£18,765,786	£17,937,906
60% LAR : 40% CIR	45%	£21,797,866	£18,402,919	£17,163,821	£17,126,869	£16,300,304	£15,474,039
60% LAR : 40% CIR	50%	£19,061,538	£15,926,886	£14,689,554	£14,652,652	£13,825,821	£12,998,346
60% LAR : 40% CIR	50%	£16,318,725	£13,444,474	£12,202,498	£12,165,074	£11,328,756	£10,492,439

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£24,119,049	£18,700,517	£17,431,385	£17,393,615	£16,547,528	£15,701,439
60% LAR : 40% CIR	5%	£21,446,947	£16,277,965	£15,013,870	£14,976,244	£14,130,519	£13,284,763
60% LAR : 40% CIR	10%	£18,767,918	£13,848,493	£12,589,050	£12,551,555	£11,711,906	£10,872,207
60% LAR : 40% CIR	15%	£16,082,027	£11,412,167	£10,156,994	£10,119,620	£9,282,838	£8,446,056
60% LAR : 40% CIR	20%	£13,399,345	£8,980,053	£7,717,775	£7,680,508	£6,846,323	£6,012,137
60% LAR : 40% CIR	25%	£10,699,536	£6,519,223	£5,271,464	£5,234,265	£4,402,456	£3,570,617
60% LAR : 40% CIR	30%	£7,977,963	£4,062,739	£2,818,132	£2,781,047	£1,951,309	£1,121,572
60% LAR : 40% CIR	35%	£5,254,811	£1,599,673	£357,852	£320,839	£-507,043	£-1,334,923
60% LAR : 40% CIR	40%	£2,525,037	£-968,810	£-1,986,568	£-2,023,960	£-2,652,532	£-3,286,269
60% LAR : 40% CIR	45%	£-211,291	£-3,345,043	£-4,583,275	£-4,620,177	£-5,447,008	£-6,284,483
60% LAR : 40% CIR	50%	£-2,954,103	£-5,828,355	£-7,070,331	£-7,107,755	£-7,944,073	£-8,780,380

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£32,105,167	£26,686,636	£25,417,504	£25,379,733	£24,533,646	£23,687,558
60% LAR : 40% CIR	5%	£29,433,065	£24,277,965	£22,999,088	£22,962,363	£22,118,582	£21,274,902
60% LAR : 40% CIR	10%	£26,754,036	£21,834,611	£20,575,168	£20,537,673	£19,698,045	£18,858,415
60% LAR : 40% CIR	15%	£24,068,146	£19,398,285	£18,143,113	£18,105,739	£17,268,956	£16,432,175
60% LAR : 40% CIR	20%	£21,375,463	£16,955,172	£15,703,693	£15,666,267	£14,832,442	£13,998,266
60% LAR : 40% CIR	25%	£18,676,954	£14,506,241	£13,257,483	£13,220,413	£12,388,574	£11,556,736
60% LAR : 40% CIR	30%	£15,964,081	£12,048,858	£10,804,251	£10,767,166	£9,937,428	£9,107,690
60% LAR : 40% CIR	35%	£13,240,929	£9,585,791	£8,343,970	£8,306,957	£7,479,076	£6,651,196
60% LAR : 40% CIR	40%	£2,525,037	£-968,810	£-1,986,568	£-2,023,960	£-2,652,532	£-3,286,269
60% LAR : 40% CIR	45%	£-211,291	£-3,345,043	£-4,583,275	£-4,620,177	£-5,447,008	£-6,284,483
60% LAR : 40% CIR	50%	£-2,954,103	£-5,828,355	£-7,070,331	£-7,107,755	£-7,944,073	£-8,780,380

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£35,414,246	£29,995,715	£28,726,583	£28,688,812	£27,842,725	£26,996,636
60% LAR : 40% CIR	5%	£32,742,144	£27,319,163	£26,309,067	£26,271,442	£25,425,711	£24,580,981
60% LAR : 40% CIR	10%	£30,063,115	£25,143,690	£23,884,247	£23,846,752	£23,001,124	£22,167,494
60% LAR : 40% CIR	15%	£27,377,225	£22,707,364	£21,452,191	£21,414,817	£20,570,035	£19,741,254
60% LAR : 40% CIR	20%	£24,684,542	£20,254,251	£19,012,972	£18,975,706	£18,141,521	£17,307,335
60% LAR : 40% CIR	25%	£21,985,133	£17,814,420	£16,566,662	£16,529,492	£15,697,653	£14,865,815
60% LAR : 40% CIR	30%	£19,273,160	£15,357,937	£14,113,330	£14,076,245	£13,246,507	£12,416,769
60% LAR : 40% CIR	35%	£16,550,908	£12,894,970	£11,653,046	£11,616,036	£10,786,155	£9,960,274
60% LAR : 40% CIR	40%	£10,511,155	£7,115,208	£5,678,810	£5,639,869	£4,813,593	£4,007,328
60% LAR : 40% CIR	45%	£11,083,907	£7,949,255	£6,711,922	£6,675,021	£5,848,190	£5,010,715
60% LAR : 40% CIR	50%	£8,341,094	£5,466,843	£4,224,867	£4,187,442	£3,351,124	£2,514,807

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£39,325,891	£33,307,399	£32,658,227	£32,620,487	£31,794,310	£30,968,261
60% LAR : 40% CIR	5%	£36,653,789	£31,484,807	£30,220,712	£30,183,087	£29,349,356	£28,497,625
60% LAR : 40% CIR	10%	£33,974,760	£29,055,335	£27,795,892	£27,758,397	£26,919,769	£26,079,139
60% LAR : 40% CIR	15%	£31,288,870	£26,619,009	£25,363,836	£25,326,462	£24,489,680	£23,652,898
60% LAR : 40% CIR	20%	£28,598,187	£24,175,681	£22,924,617	£22,887,351	£22,052,165	£21,218,979
60% LAR : 40% CIR	25%	£25,896,778	£21,726,065	£20,478,307	£20,441,137	£19,609,298	£18,777,459
60% LAR : 40% CIR	30%	£23,184,805	£19,269,581	£18,024,074	£17,987,889	£17,158,152	£16,328,414
60% LAR : 40% CIR	35%	£20,461,653	£16,809,515	£15,564,694	£15,527,681	£14,699,799	£13,871,919
60% LAR : 40% CIR	40%	£17,731,879	£14,336,932	£13,097,534	£13,060,583	£12,234,317	£11,408,052
60% LAR : 40% CIR	45%	£14,995,551	£11,860,900	£10,623,567	£10,586,666	£9,759,834	£8,922,359
60% LAR : 40% CIR	50%	£12,252,739	£9,378,487	£8,136,511	£8,099,087	£7,262,769	£6,426,452

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone C - £2,000 psf
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No Units	75
Site Area	0.2 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£46,889,754	£41,433,071	£40,167,201	£40,129,431	£39,283,343	£38,437,255
60% LAR : 40% CIR	5%	£44,042,759	£38,840,532	£37,576,537	£37,538,811	£36,692,180	£35,845,450
60% LAR : 40% CIR	10%	£41,186,835	£36,238,010	£34,978,567	£34,941,072	£34,101,444	£33,261,814
60% LAR : 40% CIR	15%	£38,328,052	£33,628,534	£32,373,362	£32,335,988	£31,499,206	£30,662,424
60% LAR : 40% CIR	20%	£35,469,475	£31,012,272	£29,760,894	£29,723,727	£28,889,541	£28,055,356
60% LAR : 40% CIR	25%	£32,586,172	£28,398,291	£27,141,533	£27,104,363	£26,272,525	£25,440,687
60% LAR : 40% CIR	30%	£29,705,213	£25,759,659	£24,515,052	£24,477,967	£23,648,229	£22,818,492
60% LAR : 40% CIR	35%	£26,815,199	£23,123,443	£21,881,622	£21,844,609	£21,016,729	£20,188,847
60% LAR : 40% CIR	40%	£23,909,422	£20,480,711	£19,241,912	£19,204,361	£18,378,086	£17,551,831
60% LAR : 40% CIR	45%	£20,997,131	£17,831,530	£16,594,197	£16,557,296	£15,732,407	£14,907,518
60% LAR : 40% CIR	50%	£18,078,356	£15,175,968	£13,940,345	£13,903,483	£13,076,253	£12,239,936

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£27,616,925	£22,160,242	£20,884,372	£20,856,602	£20,010,514	£19,164,426
60% LAR : 40% CIR	5%	£24,769,830	£19,567,803	£18,250,706	£18,226,062	£17,423,361	£16,580,621
60% LAR : 40% CIR	10%	£21,916,006	£16,965,181	£15,705,738	£15,682,243	£14,859,815	£14,028,965
60% LAR : 40% CIR	15%	£19,055,223	£14,355,705	£13,100,533	£13,063,159	£12,226,377	£11,389,595
60% LAR : 40% CIR	20%	£16,187,646	£11,739,443	£10,488,165	£10,450,899	£9,616,712	£8,782,527
60% LAR : 40% CIR	25%	£13,313,343	£9,118,462	£7,868,704	£7,831,534	£7,000,686	£6,167,858
60% LAR : 40% CIR	30%	£10,432,384	£6,486,830	£5,242,223	£5,205,138	£4,375,400	£3,545,663
60% LAR : 40% CIR	35%	£7,542,330	£3,850,614	£2,606,793	£2,571,780	£1,743,900	£916,018
60% LAR : 40% CIR	40%	£4,658,593	£1,227,862	£-1,414,516	£-1,389,458	£-884,732	£-1,708,866
60% LAR : 40% CIR	45%	£1,724,302	£-1,441,299	£-2,678,632	£-2,715,533	£-3,540,422	£-4,365,310
60% LAR : 40% CIR	50%	£-1,194,473	£-4,096,851	£-5,332,484	£-5,369,346	£-6,196,578	£-7,032,893

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£35,603,043	£30,146,361	£28,880,491	£28,842,721	£27,996,632	£27,150,545
60% LAR : 40% CIR	5%	£32,756,048	£27,553,221	£26,299,626	£26,262,251	£25,400,470	£24,556,740
60% LAR : 40% CIR	10%	£29,902,125	£24,951,300	£23,691,856	£23,654,382	£22,814,733	£21,975,103
60% LAR : 40% CIR	15%	£27,041,341	£22,341,824	£21,086,651	£21,049,277	£20,212,486	£19,375,713
60% LAR : 40% CIR	20%	£24,173,764	£19,725,562	£18,474,283	£18,437,017	£17,602,831	£16,768,646
60% LAR : 40% CIR	25%	£21,299,462	£17,102,580	£15,854,622	£15,817,653	£14,983,815	£14,153,976
60% LAR : 40% CIR	30%	£18,418,502	£14,472,949	£13,228,342	£13,191,256	£12,361,519	£11,531,781
60% LAR : 40% CIR	35%	£15,528,448	£11,836,733	£10,594,911	£10,557,898	£9,730,018	£8,902,137
60% LAR : 40% CIR	40%	£12,622,712	£9,194,002	£7,954,602	£7,917,651	£7,091,386	£6,265,120
60% LAR : 40% CIR	45%	£9,710,421	£6,544,819	£5,307,487	£5,270,585	£4,445,697	£3,620,808
60% LAR : 40% CIR	50%	£6,791,645	£3,889,257	£2,653,634	£2,616,772	£1,789,542	£953,225

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£38,912,122	£33,455,439	£32,189,570	£32,151,800	£31,305,711	£30,459,624
60% LAR : 40% CIR	5%	£36,058,127	£30,853,221	£29,589,805	£29,551,280	£28,718,549	£27,875,819
60% LAR : 40% CIR	10%	£33,211,204	£28,260,379	£27,000,935	£26,963,440	£26,123,812	£25,284,182
60% LAR : 40% CIR	15%	£30,350,420	£25,650,903	£24,395,730	£24,358,356	£23,521,575	£22,684,792
60% LAR : 40% CIR	20%	£27,482,843	£23,034,641	£21,783,362	£21,746,086	£20,911,110	£20,077,725
60% LAR : 40% CIR	25%	£24,608,541	£20,411,659	£19,163,901	£19,126,731	£18,294,894	£17,463,055
60% LAR : 40% CIR	30%	£21,727,581	£17,782,028	£16,537,421	£16,500,335	£15,670,598	£14,840,860
60% LAR : 40% CIR	35%	£18,837,527	£15,145,912	£13,903,980	£13,866,917	£13,038,087	£12,211,216
60% LAR : 40% CIR	40%	£15,931,781	£12,503,078	£11,263,681	£11,226,730	£10,400,465	£9,574,189
60% LAR : 40% CIR	45%	£13,019,500	£9,853,898	£8,616,566	£8,579,664	£7,754,757	£6,929,827
60% LAR : 40% CIR	50%	£10,100,724	£7,198,326	£5,962,713	£5,925,851	£5,098,621	£4,262,304

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£42,823,767	£37,387,054	£36,101,215	£36,063,444	£35,217,386	£34,371,268
60% LAR : 40% CIR	5%	£39,976,772	£34,774,645	£33,510,590	£33,472,924	£32,630,193	£31,787,463
60% LAR : 40% CIR	10%	£37,122,848	£32,172,023	£30,912,580	£30,875,085	£30,035,457	£29,195,827
60% LAR : 40% CIR	15%	£34,262,065	£29,562,548	£28,307,375	£28,270,001	£27,433,219	£26,596,437
60% LAR : 40% CIR	20%	£31,394,488	£26,949,025	£25,695,007	£25,657,741	£24,823,165	£23,989,389
60% LAR : 40% CIR	25%	£28,520,185	£24,323,304	£23,075,546	£23,038,376	£22,206,539	£21,374,700
60% LAR : 40% CIR	30%	£25,639,226	£21,693,672	£20,449,065	£20,411,980	£19,582,243	£18,752,505
60% LAR : 40% CIR	35%	£22,749,172	£19,057,456	£17,815,635	£17,778,622	£16,950,742	£16,122,861
60% LAR : 40% CIR	40%	£19,843,436	£16,414,724	£15,175,326	£15,138,374	£14,312,110	£13,485,844
60% LAR : 40% CIR	45%	£16,931,144	£13,765,543	£12,528,210	£12,491,309	£11,666,420	£10,841,532
60% LAR : 40% CIR	50%	£14,012,369	£11,109,961	£9,874,358	£9,837,496	£9,010,266	£8,173,949

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone C - RP Periphery £2,250 psf
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No Units	75
Site Area	0.2 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£55,634,445	£50,037,933	£48,787,875	£48,750,672	£47,917,300	£47,083,928
60% LAR : 40% CIR	10%	£52,350,214	£47,010,505	£45,774,408	£45,737,347	£44,903,283	£44,077,218
60% LAR : 40% CIR	15%	£49,050,057	£43,984,260	£42,753,745	£42,716,815	£41,889,804	£41,053,535
60% LAR : 40% CIR	20%	£45,761,039	£40,962,265	£39,725,957	£39,689,144	£38,858,053	£38,021,272
60% LAR : 40% CIR	25%	£42,466,227	£37,923,585	£36,688,967	£36,649,701	£35,815,516	£34,981,330
60% LAR : 40% CIR	30%	£39,144,691	£34,878,287	£33,634,634	£33,597,464	£32,765,606	£31,933,787
60% LAR : 40% CIR	35%	£35,826,486	£31,819,886	£30,575,280	£30,538,194	£29,708,456	£28,878,718
60% LAR : 40% CIR	40%	£32,501,712	£28,750,797	£27,508,975	£27,471,963	£26,644,082	£25,816,201
60% LAR : 40% CIR	45%	£29,170,404	£25,675,192	£24,435,793	£24,398,842	£23,572,676	£22,746,312
60% LAR : 40% CIR	50%	£25,832,641	£22,593,137	£21,355,804	£21,318,903	£20,494,015	£19,669,126
60% LAR : 40% CIR	50%	£22,477,432	£19,504,701	£18,269,079	£18,232,216	£17,408,468	£16,584,720

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£36,381,616	£30,765,104	£29,515,046	£29,477,843	£28,644,471	£27,811,099
60% LAR : 40% CIR	5%	£33,077,385	£27,746,876	£26,501,870	£26,464,518	£25,631,454	£24,804,389
60% LAR : 40% CIR	10%	£29,786,228	£24,721,431	£23,480,916	£23,443,986	£22,616,975	£21,790,706
60% LAR : 40% CIR	15%	£26,488,210	£21,699,436	£20,463,128	£20,416,316	£19,585,224	£18,748,443
60% LAR : 40% CIR	20%	£23,183,398	£18,650,756	£17,414,138	£17,376,872	£16,542,687	£15,708,501
60% LAR : 40% CIR	25%	£19,871,862	£15,605,458	£14,361,805	£14,324,635	£13,492,707	£12,660,958
60% LAR : 40% CIR	30%	£16,555,667	£12,547,057	£11,302,451	£11,265,365	£10,435,627	£9,605,890
60% LAR : 40% CIR	35%	£13,228,883	£9,477,068	£8,236,146	£8,199,134	£7,371,253	£6,543,372
60% LAR : 40% CIR	40%	£9,987,875	£6,422,384	£5,182,864	£5,128,013	£4,299,747	£3,473,483
60% LAR : 40% CIR	45%	£6,559,812	£3,320,308	£2,082,975	£2,046,074	£1,221,186	£396,297
60% LAR : 40% CIR	50%	£3,204,603	£231,872	£-1,003,750	£-1,040,613	£-1,863,361	£-2,688,108

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£44,347,735	£38,751,223	£37,501,165	£37,463,962	£36,630,590	£35,797,218
60% LAR : 40% CIR	5%	£41,063,504	£35,732,795	£34,487,697	£34,450,627	£33,617,254	£32,783,882
60% LAR : 40% CIR	10%	£37,772,348	£32,707,550	£31,467,035	£31,430,105	£30,603,093	£29,766,825
60% LAR : 40% CIR	15%	£34,474,328	£29,675,555	£28,439,246	£28,402,434	£27,571,343	£26,734,561
60% LAR : 40% CIR	20%	£31,169,516	£26,638,875	£25,400,267	£25,363,991	£24,528,385	£23,694,619
60% LAR : 40% CIR	25%	£27,857,980	£23,591,577	£22,347,624	£22,310,754	£21,478,915	£20,647,076
60% LAR : 40% CIR	30%	£24,539,786	£20,533,175	£19,288,569	£19,251,483	£18,421,746	£17,592,008
60% LAR : 40% CIR	35%	£21,215,001	£17,464,086	£16,222,265	£16,185,253	£15,357,371	£14,529,490
60% LAR : 40% CIR	40%	£17,893,893	£14,389,481	£13,149,083	£13,112,132	£12,286,866	£11,459,001
60% LAR : 40% CIR	45%	£14,545,931	£11,306,427	£10,069,093	£10,032,193	£9,207,304	£8,382,415
60% LAR : 40% CIR	50%	£11,190,722	£8,217,990	£6,982,368	£6,945,505	£6,121,757	£5,298,000

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£47,656,813	£42,060,302	£40,810,244	£40,773,041	£39,939,889	£39,106,297
60% LAR : 40% CIR	5%	£44,363,584	£39,042,795	£37,786,776	£37,750,716	£36,917,661	£36,084,596
60% LAR : 40% CIR	10%	£41,061,425	£36,016,629	£34,776,114	£34,739,183	£33,912,172	£33,075,904
60% LAR : 40% CIR	15%	£37,753,407	£32,984,634	£31,748,325	£31,711,513	£30,880,422	£30,043,640
60% LAR : 40% CIR	20%	£34,446,595	£29,945,954	£28,739,336	£28,672,010	£27,837,894	£27,003,998
60% LAR : 40% CIR	25%	£31,167,059	£26,900,656	£25,657,003	£25,619,833	£24,787,994	£23,956,155
60% LAR : 40% CIR	30%	£27,848,885	£23,842,254	£22,597,648	£22,560,562	£21,730,825	£20,901,087
60% LAR : 40% CIR	35%	£24,524,980	£20,773,165	£19,551,344	£19,494,332	£18,666,450	£17,838,569
60% LAR : 40% CIR	40%	£21,192,772	£17,697,580	£16,488,162	£16,421,211	£15,594,945	£14,768,680
60% LAR : 40% CIR	45%	£17,855,010	£14,615,506	£13,378,172	£13,341,272	£12,516,383	£11,691,494
60% LAR : 40% CIR	50%	£14,499,801	£11,527,069	£10,291,447	£10,254,584	£9,430,836	£8,607,088

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£51,988,958	£45,371,366	£44,721,886	£44,688,865	£43,851,313	£43,017,862
60% LAR : 40% CIR	5%	£48,284,227	£42,263,518	£41,708,421	£41,671,360	£40,841,286	£40,011,231
60% LAR : 40% CIR	10%	£44,993,070	£39,228,274	£38,687,758	£38,650,828	£37,823,817	£36,997,549
60% LAR : 40% CIR	15%	£41,695,052	£36,186,278	£35,650,570	£35,623,158	£34,792,086	£33,955,285
60% LAR : 40% CIR	20%	£38,390,240	£33,137,580	£32,612,680	£32,583,714	£31,749,509	£30,915,343
60% LAR : 40% CIR	25%	£35,078,704	£30,112,301	£29,568,647	£29,531,477	£28,699,639	£27,867,800
60% LAR : 40% CIR	30%	£31,760,509	£27,073,899	£26,509,293	£26,472,207	£25,642,469	£24,812,732
60% LAR : 40% CIR	35%	£28,435,725	£24,034,810	£23,442,988	£23,405,976	£22,579,095	£21,750,214
60% LAR : 40% CIR	40%	£25,104,417	£21,009,205	£20,369,807	£20,332,855	£19,506,590	£18,680,325
60% LAR : 40% CIR	45%	£21,766,854	£18,527,150	£17,289,817	£17,252,916	£16,428,028	£15,603,139
60% LAR : 40% CIR	50%	£18,411,445	£15,438,714	£14,203,092	£14,166,229	£13,342,481	£12,518,733

LB Camden
Local Plan Viability Testing 2023

Resi 12 - 75 Flats

Value Area	Zone C - RP Periphery £2,450 psf
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No Units	75
Site Area	0.2 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£52,630,197	£56,921,923	£55,671,765	£52,634,562	£54,801,190	£53,967,818
60% LAR : 40% CIR	5%	£38,996,160	£33,559,200	£32,314,103	£32,277,042	£31,446,977	£30,616,913
60% LAR : 40% CIR	10%	£55,355,234	£50,189,761	£48,949,246	£48,912,315	£48,085,304	£47,258,294
60% LAR : 40% CIR	15%	£51,707,428	£46,813,572	£45,577,262	£45,540,450	£44,716,244	£43,892,039
60% LAR : 40% CIR	20%	£48,052,630	£43,430,697	£42,196,224	£42,161,518	£41,339,888	£40,518,220
60% LAR : 40% CIR	25%	£44,391,505	£40,041,205	£38,812,199	£38,775,588	£37,956,251	£37,128,265
60% LAR : 40% CIR	30%	£40,723,523	£36,645,161	£35,419,259	£35,382,731	£34,566,638	£33,726,900
60% LAR : 40% CIR	35%	£37,048,951	£33,242,533	£32,010,859	£31,973,846	£31,145,986	£30,318,084
60% LAR : 40% CIR	40%	£33,367,855	£29,839,776	£28,661,302	£28,624,407	£27,728,161	£26,901,896
60% LAR : 40% CIR	45%	£29,680,305	£26,402,423	£25,165,089	£25,128,189	£24,303,300	£23,478,411
60% LAR : 40% CIR	50%	£25,986,368	£22,967,688	£21,732,066	£21,695,203	£20,871,455	£20,047,707

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£43,357,368	£37,648,994	£36,398,596	£36,361,733	£35,526,361	£34,694,989
60% LAR : 40% CIR	0%	£39,723,351	£34,286,371	£33,041,274	£33,004,213	£32,174,169	£31,344,084
60% LAR : 40% CIR	10%	£38,082,405	£30,916,932	£29,676,417	£29,639,486	£28,812,476	£27,985,465
60% LAR : 40% CIR	15%	£32,434,599	£27,540,743	£26,304,433	£26,267,621	£25,443,415	£24,619,210
60% LAR : 40% CIR	20%	£28,780,001	£24,157,968	£22,925,395	£22,888,689	£22,067,039	£21,245,391
60% LAR : 40% CIR	25%	£25,119,676	£20,788,371	£19,539,371	£19,502,759	£18,683,422	£17,858,436
60% LAR : 40% CIR	30%	£21,450,694	£17,372,333	£16,146,430	£16,109,902	£15,283,809	£14,454,071
60% LAR : 40% CIR	35%	£17,776,122	£13,969,804	£12,738,030	£12,701,017	£11,873,137	£11,045,256
60% LAR : 40% CIR	40%	£14,095,026	£10,557,347	£9,318,549	£9,281,598	£8,455,332	£7,629,967
60% LAR : 40% CIR	45%	£10,407,476	£7,129,594	£5,892,260	£5,855,360	£5,030,471	£4,205,583
60% LAR : 40% CIR	50%	£6,713,539	£3,694,659	£2,459,237	£2,422,374	£1,598,626	£774,678

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£51,343,487	£45,635,112	£44,385,054	£44,347,851	£43,514,479	£42,681,107
60% LAR : 40% CIR	0%	£47,709,469	£42,272,050	£41,027,592	£40,990,352	£40,162,287	£39,334,202
60% LAR : 40% CIR	10%	£44,068,523	£38,903,050	£37,662,535	£37,625,604	£36,798,594	£35,971,584
60% LAR : 40% CIR	15%	£40,420,718	£35,526,861	£34,290,552	£34,253,739	£33,429,533	£32,605,328
60% LAR : 40% CIR	20%	£36,766,119	£32,143,967	£30,911,613	£30,874,807	£29,053,158	£28,231,509
60% LAR : 40% CIR	25%	£33,104,794	£28,754,494	£27,525,489	£27,488,877	£26,668,511	£25,841,557
60% LAR : 40% CIR	30%	£29,436,812	£25,358,451	£24,132,549	£24,096,021	£23,269,927	£22,440,190
60% LAR : 40% CIR	35%	£25,762,240	£21,955,922	£20,724,148	£20,687,135	£19,859,255	£19,031,374
60% LAR : 40% CIR	40%	£22,081,144	£18,544,066	£17,304,667	£17,267,716	£16,441,450	£15,615,186
60% LAR : 40% CIR	45%	£18,393,595	£15,115,712	£13,878,379	£13,841,478	£13,016,589	£12,191,701
60% LAR : 40% CIR	50%	£14,699,657	£11,680,978	£10,454,356	£10,408,492	£9,584,745	£8,760,997

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£54,652,566	£48,944,191	£47,694,133	£47,656,930	£46,823,558	£45,990,186
60% LAR : 40% CIR	0%	£51,018,549	£45,891,569	£44,336,471	£44,299,410	£43,466,346	£42,633,291
60% LAR : 40% CIR	10%	£47,377,602	£42,212,129	£40,971,614	£40,934,683	£40,107,673	£39,280,663
60% LAR : 40% CIR	15%	£43,729,796	£38,835,940	£37,599,630	£37,562,818	£36,736,612	£35,914,407
60% LAR : 40% CIR	20%	£40,075,198	£35,453,065	£34,220,992	£34,183,886	£33,362,237	£32,540,588
60% LAR : 40% CIR	25%	£36,413,673	£32,063,573	£30,834,568	£30,797,956	£29,978,619	£29,150,636
60% LAR : 40% CIR	30%	£32,745,891	£28,667,530	£27,441,628	£27,405,100	£26,579,006	£25,749,269
60% LAR : 40% CIR	35%	£29,077,319	£25,265,001	£24,033,227	£23,996,214	£23,168,334	£22,340,453
60% LAR : 40% CIR	40%	£25,390,223	£21,853,145	£20,613,746	£20,576,795	£19,750,529	£18,924,265
60% LAR : 40% CIR	45%	£21,702,673	£18,424,791	£17,187,458	£17,150,557	£16,325,668	£15,500,780
60% LAR : 40% CIR	50%	£18,008,736	£14,990,057	£13,754,435	£13,717,571	£12,893,824	£12,070,076

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£58,944,210	£52,899,536	£51,655,776	£51,618,915	£50,785,203	£49,951,831
60% LAR : 40% CIR	0%	£54,930,193	£49,493,213	£48,248,116	£48,211,055	£47,380,991	£46,550,926
60% LAR : 40% CIR	10%	£51,289,247	£46,123,774	£44,883,259	£44,846,328	£44,019,318	£43,192,307
60% LAR : 40% CIR	15%	£47,641,441	£42,747,585	£41,511,275	£41,474,463	£40,650,257	£39,826,052
60% LAR : 40% CIR	20%	£43,996,843	£39,364,710	£38,122,637	£38,085,511	£37,273,861	£36,452,233
60% LAR : 40% CIR	25%	£40,325,518	£35,975,218	£34,746,213	£34,709,601	£33,900,264	£33,062,281
60% LAR : 40% CIR	30%	£36,657,536	£32,579,175	£31,363,272	£31,316,744	£30,490,651	£29,660,613
60% LAR : 40% CIR	35%	£32,982,964	£29,178,646	£27,944,872	£27,907,859	£27,079,979	£26,252,098
60% LAR : 40% CIR	40%	£29,301,868	£25,764,789	£24,525,391	£24,488,440	£23,662,174	£22,835,909
60% LAR : 40% CIR	45%	£25,614,318	£22,336,436	£21,099,102	£21,062,202	£20,237,313	£19,412,425
60% LAR : 40% CIR	50%	£21,920,381	£18,901,701	£17,666,079	£17,629,216	£16,805,468	£15,981,720

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone C - £1,050 paf
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No Units	135
Site Area	1.04 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£20,773,942	£11,919,170	£9,580,523	£9,512,180	£7,931,135	£6,350,089
60% LAR : 40% CIR	5%	£18,704,999	£10,254,951	£7,908,069	£7,839,988	£6,265,062	£4,690,116
60% LAR : 40% CIR	10%	£16,623,072	£8,575,686	£6,221,728	£6,153,886	£4,584,581	£3,015,275
60% LAR : 40% CIR	15%	£14,522,479	£6,867,854	£4,521,631	£4,454,005	£2,899,856	£1,321,627
60% LAR : 40% CIR	20%	£12,397,163	£5,147,101	£2,807,907	£2,740,477	£1,177,149	£-412,306
60% LAR : 40% CIR	25%	£10,259,078	£3,413,562	£1,077,714	£1,009,432	£-79,231	£-2,181,295
60% LAR : 40% CIR	30%	£8,108,288	£1,667,330	£-697,487	£-768,654	£-2,365,841	£-3,965,029
60% LAR : 40% CIR	35%	£5,943,255	£-108,097	£-2,502,770	£-2,571,801	£-4,168,563	£-5,788,694
60% LAR : 40% CIR	40%	£3,742,696	£-1,932,294	£-4,329,387	£-4,398,354	£-6,015,501	£-7,832,647
60% LAR : 40% CIR	45%	£1,529,639	£-3,770,055	£-6,191,998	£-6,261,870	£-7,876,500	£-9,491,129
60% LAR : 40% CIR	50%	£-724,780	£-5,650,181	£-8,069,044	£-8,138,844	£-9,751,419	£-11,363,994

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£99,630,789	£89,489,569	£91,824,207	£91,892,551	£93,473,596	£95,054,641
60% LAR : 40% CIR	5%	£92,699,732	£81,159,076	£86,498,681	£86,564,743	£87,139,678	£87,714,615
60% LAR : 40% CIR	10%	£84,781,659	£72,829,044	£80,183,002	£80,250,545	£80,825,150	£81,400,086
60% LAR : 40% CIR	15%	£76,862,252	£64,508,877	£73,867,100	£73,934,723	£74,509,278	£75,083,823
60% LAR : 40% CIR	20%	£68,943,845	£56,189,710	£67,551,193	£67,618,816	£68,193,371	£68,767,916
60% LAR : 40% CIR	25%	£61,025,438	£47,870,543	£61,235,286	£61,302,909	£61,877,464	£62,452,009
60% LAR : 40% CIR	30%	£53,107,031	£39,551,376	£54,919,379	£54,987,002	£55,561,557	£56,136,102
60% LAR : 40% CIR	35%	£45,188,624	£31,232,209	£48,604,472	£48,672,095	£49,246,650	£49,821,195
60% LAR : 40% CIR	40%	£37,270,217	£22,913,042	£42,289,565	£42,357,188	£42,931,743	£43,506,288
60% LAR : 40% CIR	45%	£29,351,810	£14,593,875	£35,974,658	£36,042,281	£36,616,836	£37,191,381
60% LAR : 40% CIR	50%	£21,433,403	£6,274,708	£29,659,751	£29,727,374	£30,301,929	£30,876,474

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£58,611,520	£47,466,291	£49,804,939	£49,873,282	£51,454,326	£53,035,372
60% LAR : 40% CIR	5%	£50,692,462	£39,151,076	£41,477,269	£41,545,612	£43,126,656	£44,707,702
60% LAR : 40% CIR	10%	£42,773,404	£30,839,775	£33,162,733	£33,231,076	£34,812,120	£36,393,166
60% LAR : 40% CIR	15%	£34,854,346	£22,528,474	£24,847,201	£24,915,544	£26,496,588	£28,077,634
60% LAR : 40% CIR	20%	£26,935,288	£14,217,173	£16,526,728	£16,595,071	£18,176,115	£19,757,161
60% LAR : 40% CIR	25%	£19,016,230	£5,905,872	£8,206,277	£8,274,620	£9,855,664	£11,436,710
60% LAR : 40% CIR	30%	£11,097,172	£-2,405,429	£-4,884,128	£-4,952,471	£-3,371,415	£-1,790,359
60% LAR : 40% CIR	35%	£3,178,114	£-8,716,728	£-11,203,177	£-11,271,520	£-9,686,464	£-8,101,008
60% LAR : 40% CIR	40%	£-4,742,834	£-13,028,027	£-15,514,576	£-15,583,019	£-13,998,013	£-12,412,457
60% LAR : 40% CIR	45%	£-10,807,782	£-17,339,326	£-19,825,624	£-19,894,067	£-18,309,061	£-16,723,505
60% LAR : 40% CIR	50%	£-16,872,730	£-21,650,625	£-24,136,672	£-24,205,115	£-22,620,109	£-21,034,553

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£41,200,674	£30,055,445	£32,394,082	£32,462,425	£34,043,469	£35,624,515
60% LAR : 40% CIR	5%	£33,281,616	£24,178,951	£26,520,519	£26,588,862	£28,169,906	£29,750,952
60% LAR : 40% CIR	10%	£25,362,558	£18,301,457	£20,642,066	£20,710,409	£22,291,453	£23,872,499
60% LAR : 40% CIR	15%	£17,443,500	£12,423,963	£14,753,575	£14,822,018	£16,403,062	£17,984,108
60% LAR : 40% CIR	20%	£9,524,442	£6,546,469	£8,664,084	£8,732,527	£10,313,571	£11,894,617
60% LAR : 40% CIR	25%	£1,605,384	£6,667,975	£8,785,590	£8,854,033	£10,435,077	£12,016,123
60% LAR : 40% CIR	30%	£-3,314,324	£6,789,481	£8,907,095	£8,975,538	£10,556,582	£12,137,628
60% LAR : 40% CIR	35%	£-7,235,266	£6,910,987	£9,028,600	£9,097,043	£10,678,086	£12,259,134
60% LAR : 40% CIR	40%	£-11,156,208	£7,032,493	£9,149,105	£9,217,548	£10,799,590	£12,380,639
60% LAR : 40% CIR	45%	£-15,077,150	£7,154,000	£9,270,610	£9,339,053	£10,921,094	£12,502,145
60% LAR : 40% CIR	50%	£-18,998,092	£7,275,506	£9,392,115	£9,460,558	£11,042,598	£12,623,650

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£21,685,347	£11,138,856	£11,485,272	£11,553,615	£12,129,031	£12,704,447
60% LAR : 40% CIR	5%	£19,770,274	£9,523,783	£9,870,199	£9,938,542	£10,513,958	£11,089,374
60% LAR : 40% CIR	10%	£17,855,201	£7,908,710	£8,254,615	£8,323,058	£8,898,474	£9,473,890
60% LAR : 40% CIR	15%	£15,940,128	£6,293,637	£6,639,520	£6,707,963	£7,283,379	£7,858,795
60% LAR : 40% CIR	20%	£14,025,055	£4,678,564	£5,024,425	£5,092,868	£5,668,284	£6,243,700
60% LAR : 40% CIR	25%	£12,110,055	£3,063,491	£3,410,328	£3,478,771	£4,054,187	£4,629,603
60% LAR : 40% CIR	30%	£10,195,055	£1,448,418	£1,796,233	£1,864,676	£2,440,092	£3,015,508
60% LAR : 40% CIR	35%	£8,280,055	£-117,655	£-146,560	£-153,403	£-104,318	£-58,233
60% LAR : 40% CIR	40%	£6,365,055	£-288,728	£-317,633	£-324,476	£-275,392	£-213,302
60% LAR : 40% CIR	45%	£4,450,055	£-459,801	£-488,738	£-495,581	£-446,497	£-394,317
60% LAR : 40% CIR	50%	£2,535,055	£-630,874	£-660,793	£-667,636	£-618,552	£-569,462

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone C - £1,150 psf
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No Units	135
Site Area	1.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£26,934,938	£18,048,790	£15,712,865	£15,645,548	£14,088,265	£12,530,980
60% LAR - 40% CIR	5%	£24,557,946	£16,077,800	£13,750,800	£13,683,341	£12,132,235	£10,581,308
60% LAR - 40% CIR	10%	£22,167,969	£14,093,837	£11,775,257	£11,708,434	£10,162,713	£8,603,341
60% LAR - 40% CIR	15%	£19,785,131	£12,097,025	£9,786,063	£9,719,454	£8,167,474	£6,603,325
60% LAR - 40% CIR	20%	£17,349,554	£10,087,488	£7,773,077	£7,707,647	£6,146,185	£4,588,723
60% LAR - 40% CIR	25%	£14,921,980	£8,065,345	£5,737,412	£5,670,156	£4,114,914	£2,559,673
60% LAR - 40% CIR	30%	£12,468,747	£6,013,604	£3,686,382	£3,619,279	£2,067,799	£506,046
60% LAR - 40% CIR	35%	£9,953,837	£3,944,267	£1,622,122	£1,555,151	£9,643	£-1,605,426
60% LAR - 40% CIR	40%	£7,505,691	£1,862,747	£-245,459	£-252,375	£-2,145,217	£-3,739,059
60% LAR - 40% CIR	45%	£5,000,061	£-249,911	£-2,635,456	£-2,704,278	£-4,299,907	£-5,914,627
60% LAR - 40% CIR	50%	£2,459,139	£-2,418,176	£-4,817,679	£-4,887,478	£-6,500,053	£-8,112,629

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£74,469,793	£83,355,940	£85,891,866	£85,789,182	£87,316,466	£88,873,751
60% LAR - 40% CIR	0%	£70,649,793	£80,326,631	£82,867,631	£82,764,947	£84,292,231	£85,849,516
60% LAR - 40% CIR	5%	£75,236,761	£87,310,884	£89,859,474	£89,756,790	£91,284,074	£92,841,359
60% LAR - 40% CIR	10%	£81,630,600	£93,704,723	£96,253,313	£96,150,629	£97,677,913	£99,235,200
60% LAR - 40% CIR	15%	£88,024,439	£100,098,562	£102,541,953	£102,439,269	£103,966,553	£105,523,840
60% LAR - 40% CIR	20%	£94,418,278	£106,492,401	£108,936,344	£108,833,660	£110,359,944	£111,917,231
60% LAR - 40% CIR	25%	£100,812,117	£112,886,240	£115,380,725	£115,278,041	£116,795,325	£118,352,612
60% LAR - 40% CIR	30%	£107,205,956	£119,280,079	£121,775,110	£121,672,426	£123,179,710	£124,737,000
60% LAR - 40% CIR	35%	£113,599,795	£125,673,918	£128,169,491	£128,066,807	£129,574,091	£131,131,289
60% LAR - 40% CIR	40%	£119,993,634	£132,067,757	£134,563,862	£134,461,178	£135,968,462	£137,525,480
60% LAR - 40% CIR	45%	£126,387,473	£138,461,596	£140,959,233	£140,856,549	£142,363,826	£143,920,844
60% LAR - 40% CIR	50%	£132,781,312	£144,855,435	£147,354,604	£147,251,920	£148,661,110	£150,217,863

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£32,450,524	£41,336,871	£43,872,597	£43,769,913	£45,297,197	£46,854,482
60% LAR - 40% CIR	0%	£28,630,524	£37,516,710	£39,052,436	£38,949,752	£40,477,036	£42,034,321
60% LAR - 40% CIR	5%	£32,017,492	£43,904,649	£46,440,375	£46,337,691	£47,864,975	£49,422,260
60% LAR - 40% CIR	10%	£35,404,460	£50,292,588	£52,828,310	£52,725,626	£54,252,910	£55,810,195
60% LAR - 40% CIR	15%	£38,791,428	£56,680,527	£59,073,939	£58,971,255	£60,378,194	£61,935,480
60% LAR - 40% CIR	20%	£42,178,396	£63,068,466	£65,269,568	£65,166,884	£66,691,474	£68,248,760
60% LAR - 40% CIR	25%	£45,565,364	£69,456,405	£71,460,197	£71,357,513	£72,872,058	£74,429,344
60% LAR - 40% CIR	30%	£48,952,332	£75,844,344	£77,650,826	£77,548,142	£78,976,602	£80,526,630
60% LAR - 40% CIR	35%	£52,339,300	£82,232,283	£83,841,455	£83,738,771	£85,144,190	£86,681,918
60% LAR - 40% CIR	40%	£55,726,268	£88,620,222	£89,932,084	£89,829,400	£91,249,629	£92,787,157
60% LAR - 40% CIR	45%	£59,113,236	£95,008,161	£96,022,413	£95,919,729	£97,325,058	£98,862,686
60% LAR - 40% CIR	50%	£62,500,204	£101,396,100	£102,116,742	£102,014,058	£103,320,487	£104,857,015

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£15,939,677	£23,325,825	£26,261,751	£26,159,067	£27,686,351	£29,243,636
60% LAR - 40% CIR	0%	£12,119,677	£19,505,764	£21,441,690	£21,339,006	£22,866,290	£24,423,575
60% LAR - 40% CIR	5%	£15,506,645	£25,893,703	£28,829,630	£28,726,946	£30,253,230	£31,810,515
60% LAR - 40% CIR	10%	£18,893,613	£32,281,642	£35,217,569	£35,114,885	£36,539,764	£38,097,050
60% LAR - 40% CIR	15%	£22,280,581	£38,669,581	£41,605,508	£41,502,824	£42,815,253	£44,374,340
60% LAR - 40% CIR	20%	£25,667,549	£45,057,520	£47,992,247	£47,889,563	£49,091,742	£50,631,427
60% LAR - 40% CIR	25%	£29,054,517	£51,445,459	£54,378,986	£54,276,302	£55,478,921	£57,036,016
60% LAR - 40% CIR	30%	£32,441,485	£57,833,398	£60,764,725	£60,662,041	£61,764,610	£63,321,105
60% LAR - 40% CIR	35%	£35,828,453	£64,221,337	£67,150,464	£67,047,780	£68,150,354	£69,707,449
60% LAR - 40% CIR	40%	£39,215,421	£70,609,276	£73,536,203	£73,433,519	£74,536,088	£76,093,183
60% LAR - 40% CIR	45%	£42,602,389	£76,997,215	£79,921,942	£79,819,258	£80,921,657	£82,478,752
60% LAR - 40% CIR	50%	£45,989,357	£83,385,154	£86,307,679	£86,205,000	£87,307,569	£88,864,664

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£3,941,562	£5,315,546	£7,842,446	£7,739,762	£8,267,046	£8,824,330
60% LAR - 40% CIR	0%	£3,559,562	£4,933,546	£7,460,446	£7,357,762	£7,885,046	£8,442,330
60% LAR - 40% CIR	5%	£4,000,000	£5,374,000	£7,885,000	£7,782,316	£8,309,600	£8,866,884
60% LAR - 40% CIR	10%	£4,440,438	£5,814,438	£8,310,438	£8,207,752	£8,735,038	£9,292,322
60% LAR - 40% CIR	15%	£4,880,876	£6,254,876	£8,735,438	£8,632,752	£9,160,322	£9,717,606
60% LAR - 40% CIR	20%	£5,321,314	£6,695,314	£9,160,438	£9,057,752	£9,585,606	£10,142,890
60% LAR - 40% CIR	25%	£5,761,752	£7,135,752	£9,585,438	£9,482,752	£10,010,606	£10,568,174
60% LAR - 40% CIR	30%	£6,202,190	£7,576,190	£10,010,438	£9,907,752	£10,435,606	£11,093,458
60% LAR - 40% CIR	35%	£6,642,628	£8,016,628	£10,435,438	£10,332,752	£10,860,606	£11,618,742
60% LAR - 40% CIR	40%	£7,083,066	£8,457,066	£10,860,438	£10,729,752	£11,285,606	£12,144,026
60% LAR - 40% CIR	45%	£7,523,504	£8,897,504	£11,285,438	£11,126,752	£11,710,606	£12,669,310
60% LAR - 40% CIR	50%	£7,963,942	£9,337,942	£11,710,438	£11,523,752	£12,135,606	£13,194,600

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone C - £1,350 psf
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No Units	135
Site Area	1.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£30,160,742	£30,189,798	£27,888,978	£27,822,674	£26,288,793	£24,754,913
60% LAR - 40% CIR	5%	£36,187,099	£27,636,988	£25,335,057	£25,269,007	£23,741,053	£22,215,101
60% LAR - 40% CIR	10%	£33,200,669	£25,051,398	£22,767,662	£22,701,843	£21,179,353	£19,650,309
60% LAR - 40% CIR	15%	£30,201,569	£22,463,153	£20,198,921	£20,131,313	£18,599,167	£17,058,526
60% LAR - 40% CIR	20%	£27,189,921	£19,862,373	£17,580,842	£17,514,426	£15,988,460	£14,452,374
60% LAR - 40% CIR	25%	£24,162,855	£17,249,179	£14,961,975	£14,895,729	£13,363,861	£11,831,953
60% LAR - 40% CIR	30%	£21,106,068	£14,612,191	£12,319,945	£12,253,850	£10,726,686	£9,197,522
60% LAR - 40% CIR	35%	£18,036,910	£11,952,246	£9,664,882	£9,598,917	£8,074,007	£6,530,448
60% LAR - 40% CIR	40%	£14,955,304	£9,290,095	£7,005,515	£6,939,655	£5,393,331	£3,839,096
60% LAR - 40% CIR	45%	£11,859,284	£6,595,771	£4,284,288	£4,217,518	£2,674,599	£1,131,679
60% LAR - 40% CIR	50%	£8,724,619	£3,871,658	£1,560,221	£1,493,523	£-60,945	£-1,649,286

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£82,242,989	£71,214,933	£73,515,763	£73,582,057	£75,115,937	£76,649,817
60% LAR - 40% CIR	0%	£85,217,631	£73,777,745	£76,166,074	£76,166,074	£77,833,677	£78,101,680
60% LAR - 40% CIR	5%	£88,204,029	£76,353,333	£78,657,068	£78,657,068	£80,225,377	£80,154,422
60% LAR - 40% CIR	10%	£91,190,427	£78,928,921	£81,147,062	£81,147,062	£82,736,686	£82,366,205
60% LAR - 40% CIR	15%	£94,176,825	£81,504,504	£83,637,056	£83,637,056	£85,126,700	£84,366,346
60% LAR - 40% CIR	20%	£97,163,223	£84,080,087	£86,127,050	£86,127,050	£87,416,714	£86,162,346
60% LAR - 40% CIR	25%	£100,149,621	£86,655,670	£88,617,044	£88,617,044	£88,706,728	£86,912,727
60% LAR - 40% CIR	30%	£103,136,019	£89,231,253	£91,107,038	£91,107,038	£89,796,742	£87,412,727
60% LAR - 40% CIR	35%	£106,122,417	£91,806,836	£93,597,032	£93,597,032	£91,286,756	£88,012,727
60% LAR - 40% CIR	40%	£109,108,815	£94,382,419	£96,087,026	£96,087,026	£92,776,770	£88,612,727
60% LAR - 40% CIR	45%	£112,095,213	£96,958,002	£98,577,020	£98,577,020	£94,266,784	£89,212,727
60% LAR - 40% CIR	50%	£115,081,611	£99,533,585	£101,067,014	£101,067,014	£95,756,798	£90,812,727

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£20,224,720	£20,195,661	£31,486,481	£31,582,787	£33,096,688	£34,630,548
60% LAR - 40% CIR	0%	£22,199,262	£21,447,478	£34,569,609	£34,665,915	£36,180,816	£37,714,676
60% LAR - 40% CIR	5%	£24,174,804	£23,423,020	£37,652,737	£37,749,043	£39,263,944	£40,798,534
60% LAR - 40% CIR	10%	£26,150,346	£25,398,562	£40,735,865	£40,832,171	£42,347,072	£43,882,394
60% LAR - 40% CIR	15%	£28,125,888	£27,374,104	£43,818,993	£43,915,300	£45,430,200	£46,966,254
60% LAR - 40% CIR	20%	£30,101,430	£29,349,646	£46,902,121	£47,008,428	£48,513,328	£49,050,114
60% LAR - 40% CIR	25%	£32,076,972	£31,325,188	£50,085,249	£50,181,356	£51,596,256	£51,134,074
60% LAR - 40% CIR	30%	£34,052,514	£33,300,730	£53,268,377	£53,364,404	£54,681,184	£53,217,934
60% LAR - 40% CIR	35%	£36,028,056	£35,276,272	£56,451,505	£56,547,532	£57,766,112	£55,301,794
60% LAR - 40% CIR	40%	£38,003,598	£37,251,814	£59,634,633	£59,730,660	£60,851,040	£57,385,654
60% LAR - 40% CIR	45%	£40,079,140	£39,227,356	£62,817,761	£62,913,788	£63,940,568	£59,469,514
60% LAR - 40% CIR	50%	£42,154,682	£41,202,898	£66,000,889	£66,096,916	£67,030,096	£61,553,374

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£2,913,674	£11,769,818	£14,085,637	£14,151,941	£15,085,322	£17,219,702
60% LAR - 40% CIR	0%	£3,199,262	£14,447,478	£18,609,609	£18,685,915	£19,620,816	£21,755,196
60% LAR - 40% CIR	5%	£3,484,854	£16,423,020	£21,692,737	£21,769,043	£22,703,944	£24,839,534
60% LAR - 40% CIR	10%	£3,770,446	£18,398,562	£24,775,865	£24,852,171	£25,744,072	£27,873,394
60% LAR - 40% CIR	15%	£4,056,038	£20,374,104	£27,858,993	£27,935,300	£28,779,400	£30,002,254
60% LAR - 40% CIR	20%	£4,341,630	£22,349,646	£30,942,121	£31,018,428	£31,764,256	£32,126,114
60% LAR - 40% CIR	25%	£4,627,222	£24,325,188	£34,025,249	£34,101,356	£34,751,184	£35,250,074
60% LAR - 40% CIR	30%	£4,912,814	£26,300,730	£37,108,377	£37,184,404	£37,736,000	£38,373,934
60% LAR - 40% CIR	35%	£5,198,406	£28,276,272	£40,191,505	£40,267,532	£40,720,856	£40,507,794
60% LAR - 40% CIR	40%	£5,484,000	£30,251,814	£43,274,633	£43,350,660	£43,705,680	£42,631,654
60% LAR - 40% CIR	45%	£5,769,592	£32,227,356	£46,357,761	£46,433,788	£46,680,560	£44,755,514
60% LAR - 40% CIR	50%	£6,055,184	£34,202,898	£49,440,889	£49,516,916	£49,762,400	£46,879,374

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£17,767,598	£8,786,452	£6,485,632	£6,422,328	£4,899,441	£3,367,567
60% LAR - 40% CIR	0%	£14,783,753	£6,233,640	£3,941,710	£3,875,660	£2,347,707	£899,756
60% LAR - 40% CIR	5%	£11,807,323	£3,658,052	£1,374,316	£1,308,497	£-213,993	£-1,743,037
60% LAR - 40% CIR	10%	£8,830,222	£1,059,807	£-1,208,425	£-1,272,033	£-2,794,179	£-4,334,620
60% LAR - 40% CIR	15%	£5,786,576	£-1,589,804	£-3,802,364	£-3,865,972	£-4,904,947	£-6,490,912
60% LAR - 40% CIR	20%	£2,769,509	£-4,144,168	£-6,431,372	£-6,495,617	£-8,020,485	£-9,561,353
60% LAR - 40% CIR	25%	£-297,278	£-6,781,155	£-9,073,402	£-9,137,496	£-10,697,690	£-12,195,824
60% LAR - 40% CIR	30%	£-3,369,436	£-9,411,100	£-11,729,465	£-11,793,429	£-13,319,339	£-14,865,698
60% LAR - 40% CIR	35%	£-4,337,842	£-12,113,281	£-14,397,831	£-14,461,891	£-16,010,016	£-17,555,340
60% LAR - 40% CIR	40%	£-5,334,062	£-14,797,576	£-17,109,058	£-17,173,228	£-18,718,747	£-20,261,667
60% LAR - 40% CIR	45%	£-6,366,727	£-17,451,688	£-19,833,125	£-19,897,229	£-21,454,292	£-22,942,633

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone C - £1,500 psf
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No Units	135
Site Area	1.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£48,302,503	£39,233,025	£36,986,784	£36,901,476	£35,382,516	£33,848,636
60% LAR : 40% CIR	5%	£44,886,193	£36,233,025	£33,974,093	£33,988,042	£32,380,089	£30,862,137
60% LAR : 40% CIR	10%	£41,442,983	£33,220,494	£30,962,013	£30,886,194	£29,363,704	£27,841,214
60% LAR : 40% CIR	15%	£37,985,420	£30,192,817	£27,916,586	£27,850,977	£26,333,490	£24,816,002
60% LAR : 40% CIR	20%	£34,515,898	£27,137,351	£24,867,940	£24,802,521	£22,280,580	£21,776,639
60% LAR : 40% CIR	25%	£31,033,951	£24,069,470	£21,806,203	£21,740,952	£20,232,108	£18,723,662
60% LAR : 40% CIR	30%	£27,539,688	£20,989,296	£18,731,500	£18,666,399	£17,161,202	£15,633,623
60% LAR : 40% CIR	35%	£24,033,259	£17,896,948	£15,641,261	£15,575,297	£14,050,387	£12,526,478
60% LAR : 40% CIR	40%	£20,500,402	£14,792,549	£12,513,674	£12,447,718	£10,925,619	£9,403,518
60% LAR : 40% CIR	45%	£16,944,795	£11,682,706	£9,373,110	£9,307,344	£7,787,613	£6,254,073
60% LAR : 40% CIR	50%	£13,377,184	£8,496,699	£6,216,943	£6,150,244	£4,609,287	£3,068,329

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£53,102,228	£62,171,708	£64,437,947	£64,433,255	£66,022,215	£67,559,098
60% LAR : 40% CIR	5%	£56,518,538	£65,311,678	£67,450,637	£67,446,988	£69,025,841	£70,552,594
60% LAR : 40% CIR	10%	£50,962,337	£68,184,026	£70,452,718	£70,450,537	£72,041,027	£73,563,517
60% LAR : 40% CIR	15%	£43,410,310	£71,211,914	£73,488,145	£73,483,754	£75,073,241	£76,588,729
60% LAR : 40% CIR	20%	£36,888,931	£74,267,580	£76,536,791	£76,532,209	£78,116,150	£79,628,091
60% LAR : 40% CIR	25%	£30,370,750	£77,335,251	£79,588,526	£79,583,178	£81,172,662	£82,681,469
60% LAR : 40% CIR	30%	£23,855,033	£80,415,435	£82,632,231	£82,626,332	£84,243,529	£85,711,107
60% LAR : 40% CIR	35%	£17,371,472	£83,507,782	£85,763,469	£85,757,434	£87,354,344	£88,879,253
60% LAR : 40% CIR	40%	£10,904,329	£86,612,183	£88,981,157	£88,975,013	£90,479,113	£92,001,213
60% LAR : 40% CIR	45%	£4,459,938	£89,752,024	£92,231,621	£92,225,387	£93,617,118	£95,150,858
60% LAR : 40% CIR	50%	£8,027,546	£92,906,032	£95,187,758	£95,181,457	£96,795,444	£98,336,402

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£11,982,958	£20,152,437	£32,418,678	£32,483,985	£34,009,346	£35,539,826
60% LAR : 40% CIR	5%	£14,469,268	£23,142,409	£35,411,968	£35,477,419	£37,002,812	£38,528,324
60% LAR : 40% CIR	10%	£17,943,068	£26,164,967	£38,433,449	£38,499,268	£40,025,758	£41,544,248
60% LAR : 40% CIR	15%	£21,400,041	£29,192,643	£41,468,876	£41,534,485	£43,051,972	£44,569,459
60% LAR : 40% CIR	20%	£24,869,952	£32,248,110	£44,517,527	£44,583,960	£46,073,891	£47,588,226
60% LAR : 40% CIR	25%	£28,351,510	£35,315,962	£47,579,259	£47,645,509	£49,153,354	£50,662,200
60% LAR : 40% CIR	30%	£31,845,763	£38,396,166	£50,653,962	£50,719,062	£52,242,260	£53,751,838
60% LAR : 40% CIR	35%	£35,352,203	£41,488,513	£53,744,200	£53,810,165	£54,338,074	£55,859,883
60% LAR : 40% CIR	40%	£38,865,059	£44,592,919	£56,847,088	£56,912,744	£57,430,643	£58,961,344
60% LAR : 40% CIR	45%	£42,440,667	£47,732,755	£59,912,351	£59,978,118	£61,597,848	£63,131,389
60% LAR : 40% CIR	50%	£46,008,274	£50,886,763	£63,088,818	£63,154,217	£64,778,175	£66,317,432

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£5,327,588	£2,741,590	£5,007,832	£5,074,139	£6,592,100	£8,125,076
60% LAR : 40% CIR	5%	£14,469,268	£23,142,409	£35,411,968	£35,477,419	£37,002,812	£38,528,324
60% LAR : 40% CIR	10%	£17,943,068	£26,164,967	£38,433,449	£38,499,268	£40,025,758	£41,544,248
60% LAR : 40% CIR	15%	£21,400,041	£29,192,643	£41,468,876	£41,534,485	£43,051,972	£44,569,459
60% LAR : 40% CIR	20%	£24,869,952	£32,248,110	£44,517,527	£44,583,960	£46,073,891	£47,588,226
60% LAR : 40% CIR	25%	£28,351,510	£35,315,962	£47,579,259	£47,645,509	£49,153,354	£50,662,200
60% LAR : 40% CIR	30%	£31,845,763	£38,396,166	£50,653,962	£50,719,062	£52,242,260	£53,751,838
60% LAR : 40% CIR	35%	£35,352,203	£41,488,513	£53,744,200	£53,810,165	£54,338,074	£55,859,883
60% LAR : 40% CIR	40%	£38,865,059	£44,592,919	£56,847,088	£56,912,744	£57,430,643	£58,961,344
60% LAR : 40% CIR	45%	£42,440,667	£47,732,755	£59,912,351	£59,978,118	£61,597,848	£63,131,389
60% LAR : 40% CIR	50%	£46,008,274	£50,886,763	£63,088,818	£63,154,217	£64,778,175	£66,317,432

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£26,897,157	£17,839,919	£15,973,736	£15,988,150	£13,989,110	£12,855,280
60% LAR : 40% CIR	5%	£29,492,847	£14,839,706	£12,580,747	£12,514,686	£10,988,743	£9,458,791
60% LAR : 40% CIR	10%	£20,049,047	£11,827,148	£9,558,667	£9,492,847	£7,970,358	£6,447,868
60% LAR : 40% CIR	15%	£16,592,074	£8,799,471	£6,523,240	£6,457,631	£4,940,143	£3,422,656
60% LAR : 40% CIR	20%	£13,122,553	£5,744,054	£3,444,984	£3,409,175	£1,896,234	£363,203
60% LAR : 40% CIR	25%	£9,640,605	£2,676,124	£412,856	£347,606	£1,161,239	£2,670,085
60% LAR : 40% CIR	30%	£6,146,352	£404,050	£2,881,848	£2,726,947	£4,232,145	£5,789,723
60% LAR : 40% CIR	35%	£2,629,913	£3,496,395	£5,762,065	£5,913,949	£7,242,499	£8,867,066
60% LAR : 40% CIR	40%	£9,992,845	£6,600,798	£8,979,772	£8,945,626	£10,467,728	£11,989,829
60% LAR : 40% CIR	45%	£4,448,551	£2,740,540	£12,020,230	£12,086,002	£13,605,733	£15,139,274
60% LAR : 40% CIR	50%	£9,016,462	£12,696,647	£16,176,403	£16,243,102	£18,784,666	£20,325,017

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats	
No Units	135
Site Area	1.04 Ha

Value Area	Zone C - £1,750 psf
Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£83,453,989	£54,251,429	£51,985,188	£51,919,880	£50,409,053	£48,898,225
60% LAR - 40% CIR	5%	£59,280,104	£50,500,537	£48,243,053	£48,177,694	£46,673,005	£45,168,016
60% LAR - 40% CIR	10%	£55,093,623	£46,737,059	£44,487,646	£44,422,816	£42,923,208	£41,423,599
60% LAR - 40% CIR	15%	£50,894,663	£42,961,115	£40,719,093	£40,654,471	£39,159,790	£37,655,109
60% LAR - 40% CIR	20%	£46,683,345	£39,172,825	£36,887,521	£36,873,086	£35,380,282	£33,892,680
60% LAR - 40% CIR	25%	£42,459,787	£35,372,307	£33,143,053	£33,078,784	£31,592,615	£30,090,414
60% LAR - 40% CIR	30%	£38,223,415	£31,559,679	£29,338,816	£29,271,693	£27,770,544	£26,265,347
60% LAR - 40% CIR	35%	£33,953,854	£27,735,062	£25,495,483	£25,430,520	£23,928,528	£22,426,536
60% LAR - 40% CIR	40%	£29,672,228	£23,889,271	£21,637,434	£21,572,669	£20,073,344	£18,574,129
60% LAR - 40% CIR	45%	£25,376,659	£20,012,129	£17,786,791	£17,702,015	£16,205,123	£14,696,110
60% LAR - 40% CIR	50%	£21,073,267	£16,126,175	£13,882,027	£13,816,331	£12,298,532	£10,780,734

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£37,950,742	£47,183,302	£49,419,543	£49,484,351	£50,995,678	£52,506,505
60% LAR - 40% CIR	5%	£42,124,827	£50,894,194	£53,161,878	£53,226,677	£54,737,726	£56,248,774
60% LAR - 40% CIR	10%	£46,311,105	£54,567,672	£56,917,085	£56,982,085	£58,493,150	£59,994,132
60% LAR - 40% CIR	15%	£50,510,068	£58,244,615	£60,685,637	£60,750,259	£62,261,341	£63,762,322
60% LAR - 40% CIR	20%	£54,721,585	£61,921,905	£64,467,210	£64,531,845	£66,042,948	£67,543,929
60% LAR - 40% CIR	25%	£58,944,941	£65,602,424	£68,261,676	£68,326,347	£69,837,476	£71,338,417
60% LAR - 40% CIR	30%	£63,181,315	£69,284,051	£72,068,914	£72,133,038	£73,644,187	£75,145,284
60% LAR - 40% CIR	35%	£67,430,877	£72,968,668	£75,889,238	£75,954,211	£77,465,392	£78,966,495
60% LAR - 40% CIR	40%	£71,702,668	£76,655,460	£79,767,207	£79,832,142	£81,343,387	£82,844,511
60% LAR - 40% CIR	45%	£76,006,071	£80,346,020	£83,637,540	£83,702,716	£85,213,998	£86,715,122
60% LAR - 40% CIR	50%	£80,331,463	£84,042,555	£87,522,704	£87,588,400	£89,100,189	£90,601,312

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£4,068,527	£5,134,033	£7,400,274	£7,465,581	£9,731,822	£10,487,236
60% LAR - 40% CIR	5%	£42,124,827	£50,894,194	£53,161,878	£53,226,677	£54,737,726	£56,248,774
60% LAR - 40% CIR	10%	£4,291,638	£12,648,403	£14,897,816	£14,962,646	£16,462,254	£17,061,863
60% LAR - 40% CIR	15%	£5,480,799	£16,424,348	£18,668,368	£18,730,990	£20,225,671	£20,720,353
60% LAR - 40% CIR	20%	£6,702,116	£20,212,638	£22,467,940	£22,527,376	£24,022,599	£24,462,781
60% LAR - 40% CIR	25%	£7,952,674	£24,013,154	£26,240,408	£26,298,618	£27,792,847	£28,165,007
60% LAR - 40% CIR	30%	£9,212,046	£27,825,782	£30,049,645	£30,113,768	£31,614,917	£31,920,115
60% LAR - 40% CIR	35%	£10,481,605	£31,659,399	£33,889,968	£33,954,942	£35,459,933	£35,669,025
60% LAR - 40% CIR	40%	£11,762,658	£35,519,460	£37,767,207	£37,832,142	£39,333,187	£39,511,342
60% LAR - 40% CIR	45%	£13,056,802	£39,403,333	£41,681,670	£41,746,447	£43,213,330	£43,369,351
60% LAR - 40% CIR	50%	£14,363,194	£43,312,286	£45,633,434	£45,698,131	£47,588,030	£47,644,728

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£21,479,373	£12,276,313	£10,010,572	£9,945,265	£8,434,437	£8,323,610
60% LAR - 40% CIR	5%	£17,305,489	£9,625,921	£8,268,437	£8,203,379	£6,698,399	£6,593,401
60% LAR - 40% CIR	10%	£13,119,008	£6,762,443	£5,513,030	£5,448,200	£4,562	£4,511,017
60% LAR - 40% CIR	15%	£8,920,048	£4,088,500	£2,755,522	£2,690,144	£1,814,825	£1,760,508
60% LAR - 40% CIR	20%	£4,730,116	£1,422,638	£837,940	£832,376	£502,599	£496,781
60% LAR - 40% CIR	25%	£1,525,674	£-24,013,154	£-26,240,408	£-26,298,618	£-27,792,847	£-28,165,007
60% LAR - 40% CIR	30%	£-1,162,046	£-27,825,782	£-30,049,645	£-30,113,768	£-31,614,917	£-31,920,115
60% LAR - 40% CIR	35%	£-2,431,605	£-31,659,399	£-33,889,968	£-33,954,942	£-35,459,933	£-35,669,025
60% LAR - 40% CIR	40%	£-3,702,658	£-35,519,460	£-37,767,207	£-37,832,142	£-39,333,187	£-39,511,342
60% LAR - 40% CIR	45%	£-4,986,802	£-39,403,333	£-41,681,670	£-41,746,447	£-43,213,330	£-43,369,351
60% LAR - 40% CIR	50%	£-6,273,194	£-43,312,286	£-45,633,434	£-45,698,131	£-47,588,030	£-47,644,728

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£42,080,843	£32,888,883	£30,987,842	£30,920,584	£28,015,707	£27,594,878
60% LAR - 40% CIR	5%	£37,886,758	£29,107,190	£26,849,707	£26,784,648	£23,774,659	£23,354,670
60% LAR - 40% CIR	10%	£33,700,277	£25,343,712	£23,094,299	£23,029,470	£20,020,862	£19,601,252
60% LAR - 40% CIR	15%	£29,501,317	£21,587,789	£19,325,747	£19,261,125	£16,252,444	£15,832,763
60% LAR - 40% CIR	20%	£25,290,959	£17,844,175	£15,473,239	£15,408,336	£12,400,334	£11,980,644
60% LAR - 40% CIR	25%	£21,066,441	£13,978,961	£11,749,707	£11,685,438	£8,676,269	£8,256,578
60% LAR - 40% CIR	30%	£16,830,069	£10,166,333	£7,942,470	£7,878,347	£4,869,198	£4,449,507
60% LAR - 40% CIR	35%	£12,580,508	£6,341,716	£4,122,147	£4,057,174	£1,049,867	£98,160
60% LAR - 40% CIR	40%	£8,278,882	£2,492,925	£244,087	£244,087	£-120,003	£-120,003
60% LAR - 40% CIR	45%	£3,985,313	£-1,381,217	£-3,266,565	£-3,266,565	£-6,582,223	£-6,582,223
60% LAR - 40% CIR	50%	£-3,300,879	£-2,681,031	£-5,511,319	£-5,511,319	£-8,816,614	£-8,816,614

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone C - £1,900 psf
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No Units	135
Site Area	1.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£72,544,880	£83,197,230	£90,965,048	£90,900,723	£96,412,601	£57,909,268
60% LAR : 40% CIR	5%	£37,916,450	£50,013,822	£56,700,266	£56,728,186	£56,233,495	£53,728,506
60% LAR : 40% CIR	10%	£63,276,425	£54,818,019	£52,597,584	£52,532,754	£51,033,146	£49,533,537
60% LAR : 40% CIR	15%	£58,621,921	£50,609,937	£48,378,480	£48,313,858	£46,819,177	£45,324,496
60% LAR : 40% CIR	20%	£53,956,058	£46,381,659	£44,146,355	£44,081,820	£42,591,717	£41,101,514
60% LAR : 40% CIR	25%	£49,277,956	£42,130,589	£39,901,335	£39,837,067	£38,350,897	£36,864,725
60% LAR : 40% CIR	30%	£44,587,732	£37,867,410	£35,643,546	£35,579,423	£34,096,847	£32,614,271
60% LAR : 40% CIR	35%	£39,885,506	£33,592,240	£31,373,112	£31,309,116	£29,829,697	£28,337,455
60% LAR : 40% CIR	40%	£35,166,711	£29,305,189	£27,093,190	£27,029,299	£25,529,517	£24,039,392
60% LAR : 40% CIR	45%	£30,415,269	£25,006,405	£22,788,339	£22,703,561	£21,206,670	£19,709,778
60% LAR : 40% CIR	50%	£25,652,004	£20,673,037	£18,430,555	£18,365,846	£16,870,858	£15,375,871

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£28,859,851	£38,207,500	£40,439,682	£40,534,208	£41,992,130	£43,499,483
60% LAR : 40% CIR	5%	£3,488,280	£42,390,609	£44,614,865	£44,684,544	£46,111,295	£47,676,226
60% LAR : 40% CIR	10%	£38,123,505	£46,586,712	£48,807,147	£48,871,976	£50,371,584	£51,871,106
60% LAR : 40% CIR	15%	£42,782,810	£50,784,794	£53,026,251	£53,090,873	£54,585,554	£56,080,235
60% LAR : 40% CIR	20%	£47,448,673	£54,983,972	£57,258,376	£57,322,811	£58,813,014	£60,303,217
60% LAR : 40% CIR	25%	£52,126,776	£59,174,142	£61,503,395	£61,567,668	£63,053,633	£64,544,028
60% LAR : 40% CIR	30%	£56,816,959	£63,337,321	£65,761,185	£65,825,308	£67,307,884	£68,790,459
60% LAR : 40% CIR	35%	£61,519,224	£67,491,491	£70,031,618	£70,095,615	£71,576,034	£73,067,278
60% LAR : 40% CIR	40%	£66,238,019	£71,653,633	£74,314,671	£74,378,465	£75,859,364	£77,344,379
60% LAR : 40% CIR	45%	£70,989,462	£75,826,326	£78,636,392	£78,701,169	£80,180,601	£81,664,952
60% LAR : 40% CIR	50%	£75,752,127	£80,011,694	£82,974,176	£83,038,655	£84,533,872	£86,028,860

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£13,159,418	£3,811,769	£1,579,587	£1,515,261	£27,140	£1,476,194
60% LAR : 40% CIR	5%	£3,330,989	£4,611,605	£4,611,605	£4,611,605	£4,611,605	£4,611,605
60% LAR : 40% CIR	10%	£3,889,963	£4,567,442	£4,787,877	£4,852,707	£4,981,624	£5,110,541
60% LAR : 40% CIR	15%	£763,541	£8,775,525	£11,008,981	£11,071,804	£12,566,285	£14,060,968
60% LAR : 40% CIR	20%	£5,629,463	£12,003,863	£15,259,007	£15,324,831	£16,783,745	£18,233,948
60% LAR : 40% CIR	25%	£10,107,505	£17,254,873	£19,484,126	£19,548,395	£21,034,564	£22,520,733
60% LAR : 40% CIR	30%	£14,797,730	£21,518,052	£23,741,916	£23,806,039	£25,288,614	£26,771,190
60% LAR : 40% CIR	35%	£19,499,955	£25,783,222	£28,012,349	£28,076,346	£29,555,785	£31,040,008
60% LAR : 40% CIR	40%	£24,218,759	£30,053,393	£32,286,302	£32,350,163	£33,865,664	£35,380,110
60% LAR : 40% CIR	45%	£28,970,193	£34,329,567	£36,517,122	£36,581,900	£38,178,792	£39,675,683
60% LAR : 40% CIR	50%	£33,733,427	£38,611,425	£40,884,907	£41,019,615	£42,614,603	£44,109,601

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£30,570,264	£21,222,915	£18,990,433	£18,926,107	£17,437,986	£15,934,653
60% LAR : 40% CIR	5%	£25,941,835	£17,039,207	£14,815,651	£14,751,571	£13,256,860	£11,753,991
60% LAR : 40% CIR	10%	£21,300,809	£12,843,404	£10,622,969	£10,558,139	£9,058,531	£7,558,922
60% LAR : 40% CIR	15%	£16,647,305	£8,635,322	£6,403,895	£6,339,243	£4,844,561	£3,349,880
60% LAR : 40% CIR	20%	£11,981,443	£4,407,044	£2,171,739	£2,107,395	£517,102	£373,905
60% LAR : 40% CIR	25%	£7,303,340	£155,973	£2,073,280	£2,137,549	£3,623,718	£5,109,687
60% LAR : 40% CIR	30%	£2,613,116	£4,107,206	£6,331,070	£6,395,193	£7,877,768	£9,360,344
60% LAR : 40% CIR	35%	£2,989,263	£6,362,375	£10,601,503	£10,665,590	£12,144,819	£13,623,160
60% LAR : 40% CIR	40%	£6,807,904	£12,695,417	£18,884,456	£18,948,346	£20,445,038	£21,944,263
60% LAR : 40% CIR	45%	£11,559,348	£16,968,210	£25,206,276	£25,270,054	£26,767,946	£28,264,837
60% LAR : 40% CIR	50%	£16,322,611	£21,281,879	£29,544,080	£29,608,769	£31,103,767	£32,598,745

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£51,157,534	£41,863,884	£39,971,702	£39,907,377	£38,012,255	£36,915,922
60% LAR : 40% CIR	5%	£46,523,104	£37,620,476	£35,386,820	£35,322,840	£33,840,149	£32,835,160
60% LAR : 40% CIR	10%	£41,882,079	£33,424,673	£31,204,238	£31,139,408	£29,639,800	£28,140,191
60% LAR : 40% CIR	15%	£37,228,976	£29,216,591	£26,985,134	£26,920,512	£25,425,831	£23,931,149
60% LAR : 40% CIR	20%	£32,562,712	£24,989,313	£22,763,008	£22,698,574	£21,199,271	£19,708,168
60% LAR : 40% CIR	25%	£27,884,610	£20,737,243	£18,507,989	£18,443,720	£16,957,551	£15,471,382
60% LAR : 40% CIR	30%	£23,194,386	£16,474,064	£14,250,200	£14,186,077	£12,703,501	£11,220,925
60% LAR : 40% CIR	35%	£19,492,160	£12,198,894	£9,979,786	£9,915,170	£8,436,351	£6,944,109
60% LAR : 40% CIR	40%	£13,773,365	£7,911,852	£5,696,814	£5,632,923	£4,136,231	£2,637,006
60% LAR : 40% CIR	45%	£9,021,923	£3,613,059	£1,374,993	£1,310,215	£186,678	£161,683
60% LAR : 40% CIR	50%	£4,258,658	£720,616	£29,969,791	£3,027,566	£4,522,468	£5,017,476

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone C - £2,000 psf
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No Units	135
Site Area	1.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£78,585,693	£89,160,915	£66,928,733	£66,864,407	£95,376,285	£83,888,164
60% LAR : 40% CIR	5%	£73,669,366	£84,670,323	£62,445,787	£62,381,461	£90,000,316	£79,426,945
60% LAR : 40% CIR	10%	£68,729,960	£80,185,335	£57,989,728	£57,925,402	£85,428,802	£74,940,163
60% LAR : 40% CIR	15%	£63,773,426	£75,679,089	£53,470,742	£53,406,416	£80,925,434	£69,930,753
60% LAR : 40% CIR	20%	£58,804,533	£71,160,641	£48,952,244	£48,887,918	£76,421,007	£59,907,404
60% LAR : 40% CIR	25%	£53,823,401	£66,630,170	£44,434,657	£44,370,331	£71,916,570	£49,874,249
60% LAR : 40% CIR	30%	£48,830,147	£62,109,699	£39,917,170	£39,852,844	£67,412,134	£39,841,094
60% LAR : 40% CIR	35%	£43,824,892	£57,589,228	£35,399,689	£35,335,363	£62,907,700	£29,807,939
60% LAR : 40% CIR	40%	£38,807,754	£53,068,757	£30,882,208	£30,817,882	£58,403,265	£19,775,464
60% LAR : 40% CIR	45%	£33,773,009	£48,548,286	£26,364,727	£26,300,401	£53,908,830	£9,742,989
60% LAR : 40% CIR	50%	£28,704,495	£44,027,815	£21,847,246	£21,782,920	£49,404,395	£-4,282,516

Residual Land values compared to benchmark land values

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£22,810,038	£32,243,818	£34,475,998	£34,540,324	£36,028,446	£37,519,568
60% LAR : 40% CIR	5%	£27,735,375	£36,725,408	£38,966,964	£39,031,290	£40,485,415	£41,976,786
60% LAR : 40% CIR	10%	£32,674,771	£41,210,398	£43,458,002	£43,522,328	£44,970,520	£46,464,568
60% LAR : 40% CIR	15%	£37,613,305	£45,695,388	£47,953,040	£48,017,366	£49,414,552	£50,958,304
60% LAR : 40% CIR	20%	£42,551,839	£50,180,378	£52,448,072	£52,512,400	£53,853,296	£55,347,320
60% LAR : 40% CIR	25%	£47,490,373	£54,665,368	£56,942,104	£57,006,432	£58,298,332	£59,791,344
60% LAR : 40% CIR	30%	£52,428,907	£59,150,358	£61,436,136	£61,500,464	£62,841,224	£64,334,368
60% LAR : 40% CIR	35%	£57,367,441	£63,635,348	£65,930,168	£66,004,496	£67,246,264	£68,739,408
60% LAR : 40% CIR	40%	£62,305,975	£68,120,338	£70,424,200	£70,498,528	£71,743,488	£73,236,532
60% LAR : 40% CIR	45%	£67,244,509	£72,605,328	£74,918,232	£74,992,560	£76,138,448	£77,631,492
60% LAR : 40% CIR	50%	£72,183,043	£77,090,318	£79,412,264	£79,486,592	£80,632,464	£82,125,508

Residual Land values compared to benchmark land values

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£19,200,232	£9,775,454	£7,545,272	£7,478,945	£5,990,823	£4,502,703
60% LAR : 40% CIR	5%	£14,283,894	£5,260,006	£3,010,305	£2,944,000	£1,452,854	£91,443
60% LAR : 40% CIR	10%	£9,344,486	£799,873	£-1,415,733	£-1,478,588	£-2,968,660	£-4,442,266
60% LAR : 40% CIR	15%	£4,387,964	£-3,708,392	£-5,914,719	£-5,978,370	£-7,468,028	£-8,954,709
60% LAR : 40% CIR	20%	£-6,580,989	£-10,224,820	£-16,733,217	£-16,806,865	£-18,296,885	£-19,787,036
60% LAR : 40% CIR	25%	£-11,520,000	£-15,739,841	£-22,542,764	£-22,616,412	£-24,106,432	£-25,596,452
60% LAR : 40% CIR	30%	£-16,459,011	£-21,254,862	£-28,347,709	£-28,421,357	£-29,911,372	£-31,401,392
60% LAR : 40% CIR	35%	£-21,398,022	£-26,769,883	£-34,152,654	£-34,226,302	£-35,716,322	£-37,206,342
60% LAR : 40% CIR	40%	£-26,337,033	£-32,284,904	£-39,957,600	£-40,031,248	£-41,521,272	£-43,016,362
60% LAR : 40% CIR	45%	£-31,276,044	£-37,799,925	£-45,762,547	£-45,836,195	£-47,336,216	£-48,826,282
60% LAR : 40% CIR	50%	£-36,215,055	£-43,314,946	£-51,567,494	£-51,641,142	£-53,151,164	£-54,641,220

Residual Land values compared to benchmark land values

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£36,811,078	£27,186,500	£24,854,718	£24,889,791	£23,407,670	£21,913,549
60% LAR : 40% CIR	5%	£31,894,740	£22,270,708	£20,481,182	£20,417,071	£18,934,790	£17,440,669
60% LAR : 40% CIR	10%	£26,755,344	£18,210,719	£15,995,113	£15,931,002	£14,448,721	£12,954,600
60% LAR : 40% CIR	15%	£21,798,810	£13,704,454	£11,499,047	£11,434,936	£9,952,655	£8,458,534
60% LAR : 40% CIR	20%	£16,842,276	£9,198,189	£6,992,981	£6,928,870	£5,446,589	£3,952,468
60% LAR : 40% CIR	25%	£11,885,742	£4,691,924	£2,486,915	£2,422,804	£904,523	£-591,598
60% LAR : 40% CIR	30%	£6,929,208	£19,947	£-2,125,917	£-2,190,008	£-3,672,615	£-5,155,191
60% LAR : 40% CIR	35%	£1,972,674	£-14,817,961	£-28,666,746	£-28,740,837	£-30,230,932	£-31,721,023
60% LAR : 40% CIR	40%	£-3,012,140	£-29,732,922	£-42,437,801	£-42,511,892	£-44,001,987	£-45,492,078
60% LAR : 40% CIR	45%	£-8,001,606	£-34,647,883	£-48,242,756	£-48,316,847	£-49,806,942	£-51,297,029
60% LAR : 40% CIR	50%	£-12,991,072	£-39,557,844	£-54,047,711	£-54,121,802	£-55,616,897	£-57,106,988

Residual Land values compared to benchmark land values

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£37,192,347	£47,787,989	£43,985,287	£45,071,961	£45,382,939	£42,888,816
60% LAR : 40% CIR	5%	£32,276,010	£43,286,977	£41,082,421	£40,968,340	£39,518,669	£38,033,588
60% LAR : 40% CIR	10%	£27,359,674	£38,791,989	£36,576,382	£36,512,527	£35,035,456	£33,546,817
60% LAR : 40% CIR	15%	£22,443,338	£34,296,997	£32,071,324	£32,007,469	£30,520,385	£29,031,746
60% LAR : 40% CIR	20%	£17,527,002	£29,801,997	£27,566,266	£27,502,411	£26,015,327	£24,526,688
60% LAR : 40% CIR	25%	£12,610,666	£25,306,997	£23,061,208	£23,007,353	£21,520,269	£20,031,629
60% LAR : 40% CIR	30%	£7,694,330	£20,811,997	£18,556,150	£18,502,295	£17,015,211	£15,526,089
60% LAR : 40% CIR	35%	£2,777,994	£16,316,997	£14,051,092	£14,007,237	£12,520,153	£11,031,509
60% LAR : 40% CIR	40%	£-2,138,342	£11,821,997	£9,546,034	£9,502,179	£8,017,095	£6,527,456
60% LAR : 40% CIR	45%	£-7,222,006	£7,326,997	£5,040,976	£5,007,121	£3,522,031	£2,032,392
60% LAR : 40% CIR	50%	£-12,305,670	£2,831,997	£50,920,000	£50,920,000	£50,920,000	£50,920,000

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats	
No Units	135
Site Area	1.04 Ha

Value Area	Zone C - RP Periphery E2,250 psf
Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£93,654,843	£84,070,125	£91,837,943	£91,773,618	£90,285,406	£78,797,375
60% LAR : 40% CIR	10%	£97,985,048	£78,843,073	£76,619,512	£76,555,436	£75,073,065	£73,590,895
60% LAR : 40% CIR	15%	£82,302,845	£73,603,624	£71,388,018	£71,324,163	£69,841,991	£68,359,020
60% LAR : 40% CIR	20%	£76,608,352	£68,351,899	£66,143,571	£66,079,920	£64,607,702	£63,135,485
60% LAR : 40% CIR	25%	£70,901,696	£63,099,010	£60,886,300	£60,822,654	£59,350,437	£57,878,220
60% LAR : 40% CIR	30%	£65,195,040	£57,846,121	£55,616,327	£55,552,681	£54,080,464	£52,608,247
60% LAR : 40% CIR	35%	£59,488,384	£52,593,232	£50,333,777	£50,270,131	£48,810,324	£47,338,107
60% LAR : 40% CIR	40%	£53,781,728	£47,340,343	£45,050,873	£44,987,227	£43,496,445	£42,014,628
60% LAR : 40% CIR	45%	£48,075,072	£42,087,454	£39,767,919	£39,704,273	£38,165,036	£36,683,249
60% LAR : 40% CIR	50%	£42,368,416	£36,834,565	£34,483,065	£34,419,419	£32,820,786	£31,348,913
60% LAR : 40% CIR	50%	£36,661,760	£31,581,676	£29,200,202	£29,136,556	£27,463,826	£25,982,013

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£7,749,887	£17,334,935	£19,566,787	£19,631,113	£21,118,235	£22,607,358
60% LAR : 40% CIR	5%	£13,414,693	£22,561,658	£24,785,214	£24,860,295	£26,347,465	£27,834,588
60% LAR : 40% CIR	10%	£19,101,686	£27,801,106	£30,016,713	£30,091,698	£31,578,868	£33,065,991
60% LAR : 40% CIR	15%	£24,788,679	£33,032,632	£35,261,160	£35,336,145	£36,823,315	£38,310,438
60% LAR : 40% CIR	20%	£30,475,672	£38,264,157	£40,510,603	£40,585,588	£42,072,758	£43,559,881
60% LAR : 40% CIR	25%	£36,162,665	£43,495,682	£45,760,045	£45,835,030	£47,322,200	£48,809,323
60% LAR : 40% CIR	30%	£41,849,658	£48,727,207	£51,004,487	£51,079,472	£52,566,642	£54,053,765
60% LAR : 40% CIR	35%	£47,536,651	£53,958,732	£56,248,929	£56,323,914	£57,811,084	£59,298,207
60% LAR : 40% CIR	40%	£53,223,644	£59,190,257	£61,493,371	£61,568,356	£63,055,526	£64,542,649
60% LAR : 40% CIR	45%	£58,910,637	£64,421,782	£66,737,813	£66,812,798	£68,300,968	£69,788,091
60% LAR : 40% CIR	50%	£64,597,630	£69,653,307	£71,982,255	£72,057,240	£73,544,410	£75,031,533

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£34,269,382	£24,684,664	£22,452,462	£22,388,136	£20,900,035	£19,411,913
60% LAR : 40% CIR	5%	£39,559,587	£19,457,611	£17,234,055	£17,169,729	£15,681,628	£14,193,506
60% LAR : 40% CIR	10%	£22,917,384	£14,218,163	£12,002,556	£11,938,230	£10,450,129	£8,962,007
60% LAR : 40% CIR	15%	£17,222,890	£8,968,437	£6,758,110	£6,694,459	£5,222,241	£3,750,023
60% LAR : 40% CIR	20%	£11,528,396	£3,719,259	£1,503,639	£1,439,988	£0,000,000	£0,000,000
60% LAR : 40% CIR	25%	£5,733,902	£-1,533,384	£-3,789,134	£-3,852,247	£-5,266,211	£-6,700,104
60% LAR : 40% CIR	30%	£0,200,760	£-6,241,242	£-8,051,685	£-8,114,843	£-9,575,137	£-11,055,154
60% LAR : 40% CIR	35%	£-5,712,104	£-12,160,912	£-14,346,889	£-14,409,724	£-15,889,016	£-17,368,435
60% LAR : 40% CIR	40%	£-11,426,817	£-18,079,580	£-20,639,843	£-20,702,678	£-22,200,405	£-23,699,824
60% LAR : 40% CIR	45%	£-17,141,530	£-23,998,248	£-26,250,477	£-26,313,312	£-27,804,040	£-29,294,463
60% LAR : 40% CIR	50%	£-22,856,243	£-29,916,916	£-31,982,046	£-32,044,881	£-33,535,609	£-35,026,032

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£51,680,228	£42,095,510	£39,863,328	£39,799,003	£38,310,881	£36,822,759
60% LAR : 40% CIR	5%	£46,990,433	£36,868,457	£34,644,801	£34,580,476	£33,092,354	£31,604,232
60% LAR : 40% CIR	10%	£40,328,230	£31,639,009	£29,413,403	£29,349,078	£27,860,956	£26,372,834
60% LAR : 40% CIR	15%	£34,633,737	£26,377,283	£24,188,956	£24,124,631	£22,636,509	£21,148,387
60% LAR : 40% CIR	20%	£28,939,244	£21,137,395	£18,911,685	£18,847,360	£17,359,238	£15,871,116
60% LAR : 40% CIR	25%	£23,244,751	£15,896,942	£13,641,712	£13,577,387	£12,111,265	£10,623,143
60% LAR : 40% CIR	30%	£17,550,258	£10,646,499	£8,381,962	£8,317,637	£6,831,515	£5,345,393
60% LAR : 40% CIR	35%	£11,855,765	£5,396,056	£3,122,505	£3,058,180	£1,572,058	£0,085,936
60% LAR : 40% CIR	40%	£6,161,272	£1,145,613	£-8,122,967	£-8,188,642	£-9,674,520	£-11,160,402
60% LAR : 40% CIR	45%	£17,553	£-5,404,039	£-17,615,631	£-17,679,435	£-19,153,829	£-20,638,224
60% LAR : 40% CIR	50%	£-8,880,689	£-10,785,754	£-12,974,833	£-13,038,637	£-14,523,031	£-16,007,425

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£72,281,489	£62,876,779	£60,444,397	£60,380,072	£58,892,150	£57,404,228
60% LAR : 40% CIR	5%	£66,591,702	£57,449,721	£55,026,171	£54,961,846	£53,473,924	£51,986,002
60% LAR : 40% CIR	10%	£60,901,915	£52,210,278	£49,904,672	£49,840,347	£48,352,425	£46,864,503
60% LAR : 40% CIR	15%	£55,212,128	£46,970,835	£44,750,225	£44,685,900	£43,198,078	£41,710,156
60% LAR : 40% CIR	20%	£49,522,341	£41,741,392	£39,600,103	£39,535,778	£38,047,856	£36,559,934
60% LAR : 40% CIR	25%	£43,832,554	£36,511,949	£34,449,984	£34,385,659	£32,897,737	£31,409,815
60% LAR : 40% CIR	30%	£38,142,767	£31,282,506	£29,300,863	£29,236,538	£27,748,616	£26,260,694
60% LAR : 40% CIR	35%	£32,452,980	£26,053,063	£24,151,742	£24,087,417	£22,599,495	£21,111,573
60% LAR : 40% CIR	40%	£26,763,193	£20,823,620	£19,672,621	£19,608,296	£18,120,374	£16,632,452
60% LAR : 40% CIR	45%	£21,073,406	£15,594,177	£14,522,502	£14,458,177	£12,970,255	£11,482,333
60% LAR : 40% CIR	50%	£15,383,619	£10,364,734	£9,212,373	£9,148,048	£7,660,126	£6,172,204

LB Camden
Local Plan Viability Testing 2023

Resi 13 - 135 Flats

Value Area	Zone C - RP Periphery £2,450 psf
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No Units	135
Site Area	1.04 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£105,710,163	£95,955,247	£93,756,613	£93,693,254	£92,212,865	£90,724,743
60% LAR : 40% CIR	5%	£99,437,622	£90,148,421	£87,960,517	£87,886,436	£86,404,066	£84,921,695
60% LAR : 40% CIR	10%	£93,152,634	£84,329,386	£82,122,650	£82,058,795	£80,581,724	£79,104,652
60% LAR : 40% CIR	15%	£86,855,375	£78,490,161	£76,281,835	£76,218,184	£74,745,966	£73,273,748
60% LAR : 40% CIR	20%	£80,545,942	£72,629,905	£70,403,195	£70,340,728	£68,898,921	£67,428,114
60% LAR : 40% CIR	25%	£74,224,454	£66,757,604	£64,561,854	£64,498,551	£63,034,717	£61,570,884
60% LAR : 40% CIR	30%	£67,891,026	£60,873,377	£58,682,935	£58,619,777	£57,159,482	£55,699,188
60% LAR : 40% CIR	35%	£61,545,719	£54,977,340	£52,791,262	£52,728,528	£51,271,343	£49,814,159
60% LAR : 40% CIR	40%	£55,171,368	£49,069,609	£46,967,858	£46,904,909	£45,370,429	£43,907,178
60% LAR : 40% CIR	45%	£48,776,822	£43,150,302	£40,967,082	£40,903,279	£39,428,884	£37,954,489
60% LAR : 40% CIR	50%	£42,374,641	£37,216,223	£35,007,444	£34,943,707	£33,471,187	£31,988,668

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,305,432	£5,449,484	£7,648,118	£7,711,477	£9,191,866	£10,679,988
60% LAR : 40% CIR	0%	£1,989,728	£1,256,010	£1,452,413	£1,433,894	£1,600,865	£1,768,036
60% LAR : 40% CIR	5%	£8,252,007	£4,175,345	£6,192,801	£6,277,583	£7,591,001	£8,911,952
60% LAR : 40% CIR	10%	£14,540,356	£22,914,563	£25,122,896	£25,186,547	£26,658,764	£28,130,982
60% LAR : 40% CIR	15%	£20,858,789	£28,774,826	£30,976,536	£31,040,502	£32,507,899	£33,975,816
60% LAR : 40% CIR	20%	£27,193,277	£34,647,127	£36,842,877	£36,906,348	£38,370,014	£39,833,847
60% LAR : 40% CIR	25%	£33,513,704	£40,531,354	£42,721,796	£42,784,954	£44,245,248	£45,705,543
60% LAR : 40% CIR	30%	£39,858,952	£46,427,391	£48,413,168	£48,476,213	£50,133,398	£51,590,572
60% LAR : 40% CIR	35%	£46,213,272	£52,335,123	£54,116,973	£54,179,602	£56,034,302	£57,507,553
60% LAR : 40% CIR	40%	£52,625,906	£58,254,428	£60,037,648	£60,101,451	£62,175,847	£63,450,241
60% LAR : 40% CIR	45%	£59,030,080	£64,188,508	£66,037,287	£66,101,024	£68,453,543	£69,406,063

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£46,324,702	£36,569,786	£34,371,151	£34,307,792	£32,827,403	£31,339,282
60% LAR : 40% CIR	0%	£40,052,141	£30,182,060	£28,055,066	£28,000,976	£27,018,814	£25,536,234
60% LAR : 40% CIR	5%	£33,767,172	£24,943,925	£22,737,189	£22,673,333	£21,196,262	£19,719,191
60% LAR : 40% CIR	10%	£27,469,913	£19,104,700	£16,896,374	£16,832,723	£16,360,505	£15,888,287
60% LAR : 40% CIR	15%	£21,160,480	£13,244,443	£11,042,733	£10,979,267	£10,511,460	£10,043,653
60% LAR : 40% CIR	20%	£14,858,992	£7,372,143	£5,176,392	£5,113,090	£4,840,255	£4,582,422
60% LAR : 40% CIR	25%	£8,555,565	£1,487,916	£-702,527	£-765,685	£-225,979	£-288,274
60% LAR : 40% CIR	30%	£2,160,317	£-4,098,122	£-6,593,889	£-6,656,934	£-9,114,119	£-9,571,502
60% LAR : 40% CIR	35%	£-4,214,015	£-10,115,053	£-12,407,603	£-12,460,533	£-14,010,003	£-14,468,294
60% LAR : 40% CIR	40%	£-10,606,640	£-16,235,159	£-18,418,379	£-18,482,182	£-19,956,576	£-21,430,972
60% LAR : 40% CIR	45%	£-17,930,821	£-22,189,239	£-24,278,017	£-24,441,738	£-26,914,274	£-27,366,204

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£63,735,548	£53,980,532	£51,781,988	£51,718,638	£50,238,250	£48,750,128
60% LAR : 40% CIR	0%	£57,462,987	£48,182,896	£45,975,902	£45,911,821	£44,420,450	£42,931,080
60% LAR : 40% CIR	5%	£51,178,018	£42,354,771	£40,148,035	£40,084,179	£38,607,108	£37,130,037
60% LAR : 40% CIR	10%	£44,890,760	£36,515,546	£34,307,220	£34,243,569	£32,771,351	£31,299,133
60% LAR : 40% CIR	15%	£38,571,526	£30,655,289	£28,453,979	£28,390,113	£26,922,206	£25,454,498
60% LAR : 40% CIR	20%	£32,249,839	£24,782,989	£22,587,238	£22,523,936	£21,060,102	£19,596,269
60% LAR : 40% CIR	25%	£25,916,411	£18,898,782	£16,708,520	£16,645,162	£15,184,867	£13,724,573
60% LAR : 40% CIR	30%	£19,571,163	£13,002,724	£10,816,947	£10,753,912	£9,296,728	£7,839,544
60% LAR : 40% CIR	35%	£13,196,743	£7,094,683	£4,913,243	£4,850,313	£3,395,813	£1,922,562
60% LAR : 40% CIR	40%	£6,804,206	£1,175,687	£-1,007,533	£-1,071,336	£-2,545,732	£-4,020,126
60% LAR : 40% CIR	45%	£400,026	£-4,798,288	£-6,967,171	£-7,030,908	£-8,503,428	£-9,975,947

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£84,316,517	£74,381,301	£72,383,287	£72,289,866	£70,819,519	£69,351,397
60% LAR : 40% CIR	0%	£78,044,266	£68,755,075	£66,527,171	£66,493,090	£65,010,720	£63,528,349
60% LAR : 40% CIR	5%	£71,759,288	£62,390,040	£60,729,304	£60,665,449	£59,188,377	£57,711,306
60% LAR : 40% CIR	10%	£65,462,029	£57,096,815	£54,888,489	£54,824,838	£53,352,620	£51,880,402
60% LAR : 40% CIR	15%	£59,152,596	£51,728,559	£49,034,640	£48,971,382	£47,503,675	£46,035,768
60% LAR : 40% CIR	20%	£52,831,108	£45,364,258	£43,168,507	£43,105,205	£41,641,371	£40,177,538
60% LAR : 40% CIR	25%	£46,497,680	£39,000,031	£37,289,589	£37,226,431	£35,766,136	£34,305,842
60% LAR : 40% CIR	30%	£40,152,432	£32,633,993	£31,398,216	£31,335,181	£29,877,697	£28,420,813
60% LAR : 40% CIR	35%	£33,776,012	£27,676,263	£25,494,512	£25,431,583	£23,977,083	£22,503,831
60% LAR : 40% CIR	40%	£27,385,476	£21,756,956	£19,573,736	£19,509,933	£18,035,538	£16,561,143
60% LAR : 40% CIR	45%	£20,981,296	£15,822,877	£13,614,098	£13,550,361	£12,077,841	£10,605,322

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone C - £1,050 paf
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No Units	150
Site Area	0.27 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£24,028,351	£14,246,832	£12,463,328	£12,388,604	£10,605,100	£8,821,596
60% LAR : 40% CIR	5%	£21,736,797	£12,401,768	£10,624,862	£10,550,344	£8,773,766	£8,980,682
60% LAR : 40% CIR	10%	£19,430,918	£10,542,833	£8,771,784	£8,697,608	£6,917,088	£5,119,463
60% LAR : 40% CIR	15%	£17,110,845	£8,688,838	£6,901,051	£6,825,984	£5,034,088	£3,242,192
60% LAR : 40% CIR	20%	£14,776,707	£6,781,229	£4,997,979	£4,922,430	£3,135,223	£1,349,018
60% LAR : 40% CIR	25%	£12,426,638	£4,860,892	£3,076,842	£3,004,186	£1,222,138	£-582,986
60% LAR : 40% CIR	30%	£10,050,160	£2,923,800	£1,145,880	£1,071,394	£-732,472	£-2,565,062
60% LAR : 40% CIR	35%	£7,651,867	£972,842	£-828,699	£-865,325	£-2,734,198	£-4,563,070
60% LAR : 40% CIR	40%	£5,238,820	£-31,023,291	£-2,948,981	£-2,826,480	£-4,751,170	£-6,604,530
60% LAR : 40% CIR	45%	£2,792,602	£-3,060,773	£-4,890,144	£-4,967,705	£-6,818,559	£-8,669,411
60% LAR : 40% CIR	50%	£323,822	£-126,451	£-6,975,142	£-7,052,622	£-8,901,312	£-10,750,003

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	-£29,8194.38	-£12,384,714	-£14,168,218	-£14,242,941	-£16,028,445	-£17,808,980
60% LAR : 40% CIR	5%	-£4,844,749	-£14,223,778	-£16,008,564	-£16,081,801	-£17,867,197	-£19,658,864
60% LAR : 40% CIR	10%	-£7,400,627	-£10,089,153	-£11,809,752	-£11,933,937	-£10,714,458	-£12,512,083
60% LAR : 40% CIR	15%	-£9,520,701	-£17,962,710	-£10,730,494	-£10,805,581	-£21,587,457	-£23,389,354
60% LAR : 40% CIR	20%	-£11,854,838	-£19,650,317	-£21,634,268	-£21,709,116	-£23,495,822	-£25,292,527
60% LAR : 40% CIR	25%	-£14,202,907	-£21,770,054	-£23,552,703	-£23,627,359	-£25,409,408	-£27,214,841
60% LAR : 40% CIR	30%	-£16,581,385	-£23,707,748	-£25,485,688	-£25,560,152	-£27,384,017	-£29,196,607
60% LAR : 40% CIR	35%	-£19,079,679	-£23,659,703	-£27,460,249	-£27,536,870	-£29,385,743	-£31,194,616
60% LAR : 40% CIR	40%	-£21,991,717	-£27,054,838	-£29,460,528	-£29,537,025	-£31,382,715	-£33,238,075
60% LAR : 40% CIR	45%	-£23,838,944	-£29,662,318	-£31,521,690	-£31,599,250	-£33,450,104	-£35,300,957
60% LAR : 40% CIR	50%	-£26,307,723	-£31,757,997	-£33,608,688	-£33,684,187	-£35,532,858	-£37,381,549

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,185,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£8,432,169	£1,349,359	£3,132,854	£3,207,678	£4,991,082	£9,774,586
60% LAR : 40% CIR	5%	£6,140,815	£1,223,778	£1,608,564	£1,681,201	£3,262,424	£6,053,500
60% LAR : 40% CIR	10%	£3,834,736	£-5,053,788	£-6,824,388	£-6,898,574	£-8,679,094	£-10,476,719
60% LAR : 40% CIR	15%	£1,514,663	£-6,927,346	£-8,995,131	£-9,070,197	£-10,862,094	£-12,353,990
60% LAR : 40% CIR	20%	£-8,818,874	£-8,814,953	£-10,688,992	£-10,763,752	£-12,460,458	£-14,247,164
60% LAR : 40% CIR	25%	£-3,167,544	£-10,126,200	£-12,517,340	£-12,591,998	£-14,374,044	£-16,179,168
60% LAR : 40% CIR	30%	£-5,546,022	£-12,672,382	£-14,450,302	£-14,524,788	£-16,328,654	£-18,161,243
60% LAR : 40% CIR	35%	£-7,944,318	£-14,623,339	£-16,424,881	£-16,501,507	£-18,330,379	£-20,159,252
60% LAR : 40% CIR	40%	£-10,346,593	£-16,019,472	£-18,448,163	£-18,521,692	£-20,347,382	£-22,200,712
60% LAR : 40% CIR	45%	£-12,803,580	£-18,058,954	£-20,486,328	£-20,563,887	£-22,414,740	£-24,265,593
60% LAR : 40% CIR	50%	£-15,279,359	£-20,722,633	£-22,671,324	£-22,748,803	£-24,497,484	£-26,346,188

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£13,004,714	£3,223,196	£1,439,691	£1,364,068	£418,936	£2,202,040
60% LAR : 40% CIR	5%	£9,140,815	£1,194,414	£4,911,201	£5,045,801	£6,262,424	£14,042,995
60% LAR : 40% CIR	10%	£8,407,282	£-4,811,244	£-2,251,852	£-2,326,028	£-4,106,549	£-5,904,174
60% LAR : 40% CIR	15%	£6,087,202	£-2,354,801	£-4,122,985	£-4,197,652	£-5,989,548	£-7,791,445
60% LAR : 40% CIR	20%	£3,763,071	£-4,242,408	£-6,026,357	£-6,101,207	£-7,867,613	£-9,641,618
60% LAR : 40% CIR	25%	£1,405,002	£-6,162,745	£-7,944,794	£-8,019,450	£-9,801,496	£-11,606,622
60% LAR : 40% CIR	30%	£-973,476	£-8,099,638	£-9,877,757	£-9,952,243	£-11,756,108	£-13,588,698
60% LAR : 40% CIR	35%	£-3,371,770	£-10,058,794	£-11,863,398	£-11,938,861	£-13,767,624	£-15,586,707
60% LAR : 40% CIR	40%	£-5,783,806	£-12,046,627	£-13,872,617	£-13,949,118	£-15,774,805	£-17,628,166
60% LAR : 40% CIR	45%	£-8,231,035	£-14,084,409	£-15,913,781	£-15,991,341	£-17,842,195	£-19,693,048
60% LAR : 40% CIR	50%	£-10,699,814	£-16,160,988	£-17,988,778	£-18,076,298	£-19,924,849	£-21,773,698

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£18,469,896	£8,628,317	£3,444,275	£3,770,150	£4,988,885	£7,265,141
60% LAR : 40% CIR	5%	£16,116,342	£6,783,313	£5,006,527	£4,932,090	£3,155,304	£1,365,227
60% LAR : 40% CIR	10%	£13,812,464	£4,923,938	£3,153,329	£3,079,153	£1,298,633	£-488,992
60% LAR : 40% CIR	15%	£11,492,390	£3,050,381	£1,282,596	£1,207,230	£-684,367	£-2,976,283
60% LAR : 40% CIR	20%	£9,158,253	£1,162,774	£-491,178	£-566,665	£-2,462,131	£-4,206,436
60% LAR : 40% CIR	25%	£6,810,184	£-787,563	£-2,530,612	£-2,614,288	£-4,396,317	£-6,201,440
60% LAR : 40% CIR	30%	£4,431,706	£-2,894,655	£-4,472,975	£-4,547,061	£-6,390,927	£-8,183,516
60% LAR : 40% CIR	35%	£2,033,412	£-4,848,612	£-6,447,154	£-6,521,173	£-8,362,652	£-10,181,535
60% LAR : 40% CIR	40%	£-378,626	£-6,811,745	£-8,407,435	£-8,483,034	£-10,369,624	£-12,222,054
60% LAR : 40% CIR	45%	£-625,853	£-8,879,227	£-10,509,599	£-10,586,159	£-12,437,013	£-14,287,886
60% LAR : 40% CIR	50%	£-874,632	£-10,944,896	£-12,593,997	£-12,671,678	£-14,619,767	£-16,368,468

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone C - £1,150 psf
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No Units	150
Site Area	0.27 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£30,783,850	£20,987,364	£19,230,663	£19,157,064	£17,395,163	£15,611,659
60% LAR - 40% CIR	10%	£26,169,994	£18,821,390	£17,071,307	£16,997,688	£15,224,317	£13,447,531
60% LAR - 40% CIR	15%	£22,900,049	£14,440,388	£12,675,423	£12,601,484	£10,836,518	£9,071,552
60% LAR - 40% CIR	20%	£20,232,914	£12,213,278	£10,463,426	£10,379,701	£8,619,847	£6,854,009
60% LAR - 40% CIR	25%	£17,543,831	£9,972,250	£8,216,994	£8,143,450	£6,383,067	£4,601,018
60% LAR - 40% CIR	30%	£14,840,847	£7,717,433	£5,962,747	£5,888,260	£4,110,341	£2,332,421
60% LAR - 40% CIR	35%	£12,124,593	£5,445,647	£3,671,333	£3,596,993	£1,822,680	£45,703
60% LAR - 40% CIR	40%	£9,380,099	£3,136,807	£1,365,670	£1,291,454	£-98,274	£-321,984
60% LAR - 40% CIR	45%	£6,609,388	£814,547	£-983,487	£-1,059,882	£-2,882,919	£-4,705,956
60% LAR - 40% CIR	50%	£3,820,351	£-1,566,387	£-3,387,294	£-3,463,609	£-5,296,289	£-7,144,979

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£4,152,305	£5,644,182	£7,400,882	£7,474,482	£9,238,383	£11,019,887
60% LAR - 40% CIR	5%	£1,538,438	£7,810,155	£9,860,289	£9,933,889	£11,440,228	£13,188,016
60% LAR - 40% CIR	10%	£-1,089,838	£9,990,426	£11,748,705	£11,822,281	£13,593,490	£15,364,098
60% LAR - 40% CIR	15%	£-3,731,497	£12,181,157	£13,956,123	£14,030,062	£15,796,027	£17,559,993
60% LAR - 40% CIR	20%	£-6,388,632	£14,418,367	£16,178,120	£16,251,845	£18,011,699	£19,777,537
60% LAR - 40% CIR	25%	£-9,087,715	£16,669,295	£18,414,661	£18,488,698	£20,248,478	£22,033,528
60% LAR - 40% CIR	30%	£-11,790,559	£18,914,112	£20,668,799	£20,743,286	£22,521,295	£24,299,128
60% LAR - 40% CIR	35%	£-14,507,152	£21,185,898	£22,960,212	£23,034,532	£24,898,895	£26,585,843
60% LAR - 40% CIR	40%	£-17,251,477	£23,494,649	£25,265,875	£25,340,911	£27,127,819	£28,853,598
60% LAR - 40% CIR	45%	£-20,022,147	£25,816,998	£27,615,033	£27,691,428	£29,514,465	£31,307,502
60% LAR - 40% CIR	50%	£-22,811,184	£28,187,932	£30,018,838	£30,095,154	£31,927,634	£33,776,528

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£15,187,668	£5,391,182	£3,634,482	£3,560,882	£1,798,981	£15,477
60% LAR - 40% CIR	5%	£12,573,802	£3,225,299	£1,475,725	£1,401,936	£-37,886	£-146,861
60% LAR - 40% CIR	10%	£9,945,825	£1,045,138	£-713,342	£-761,518	£-2,558,126	£-4,326,735
60% LAR - 40% CIR	15%	£7,303,867	£-1,185,784	£-2,020,759	£-2,094,698	£-4,739,663	£-6,524,630
60% LAR - 40% CIR	20%	£4,656,732	£-3,362,964	£-5,162,766	£-5,236,481	£-6,076,938	£-7,842,173
60% LAR - 40% CIR	25%	£1,947,640	£-5,523,932	£-9,379,188	£-9,452,922	£-9,213,115	£-10,965,164
60% LAR - 40% CIR	30%	£-7,825,235	£-7,878,749	£-9,633,435	£-9,707,922	£-11,485,841	£-13,263,761
60% LAR - 40% CIR	35%	£-3,471,789	£-10,150,534	£-11,924,849	£-11,999,188	£-14,779,592	£-16,650,479
60% LAR - 40% CIR	40%	£-17,251,477	£-12,499,285	£-14,801,611	£-14,874,728	£-16,762,485	£-17,018,148
60% LAR - 40% CIR	45%	£-8,986,784	£-14,781,635	£-16,579,669	£-16,656,064	£-18,479,191	£-20,302,138
60% LAR - 40% CIR	50%	£-11,735,831	£-17,182,969	£-18,983,476	£-18,069,791	£-20,892,474	£-22,741,461

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£19,760,214	£9,963,727	£6,207,027	£6,133,427	£6,371,526	£4,588,022
60% LAR - 40% CIR	5%	£17,146,347	£7,797,754	£3,047,670	£2,974,351	£4,203,681	£2,421,869
60% LAR - 40% CIR	10%	£14,518,371	£5,617,683	£-859,204	£-785,028	£2,014,419	£243,811
60% LAR - 40% CIR	15%	£11,876,412	£3,416,752	£-1,651,786	£-1,577,847	£-187,118	£-1,952,084
60% LAR - 40% CIR	20%	£9,239,277	£1,159,642	£-3,072,311	£-2,998,926	£-2,403,769	£-3,169,628
60% LAR - 40% CIR	25%	£6,520,195	£-1,081,386	£-4,506,652	£-4,430,187	£-4,840,569	£-6,422,619
60% LAR - 40% CIR	30%	£3,817,310	£-3,309,203	£-6,080,889	£-6,005,376	£-6,913,295	£-8,691,216
60% LAR - 40% CIR	35%	£1,100,757	£-5,577,989	£-7,562,303	£-7,486,681	£-8,200,958	£-10,071,594
60% LAR - 40% CIR	40%	£-1,683,688	£-7,866,740	£-9,057,366	£-9,072,182	£-11,519,910	£-13,345,800
60% LAR - 40% CIR	45%	£-4,414,238	£-10,209,089	£-12,007,124	£-12,083,519	£-13,906,556	£-15,729,593
60% LAR - 40% CIR	50%	£-7,203,285	£-12,580,023	£-14,410,930	£-14,487,245	£-16,319,925	£-18,168,616

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£25,180,396	£15,368,959	£13,612,209	£13,338,889	£11,776,708	£9,995,204
60% LAR - 40% CIR	5%	£22,551,520	£13,202,936	£11,452,852	£11,179,533	£9,605,863	£7,829,077
60% LAR - 40% CIR	10%	£19,922,553	£11,022,865	£9,264,386	£9,190,210	£7,419,601	£5,648,992
60% LAR - 40% CIR	15%	£17,281,594	£8,821,834	£7,056,988	£6,983,029	£5,216,064	£3,453,988
60% LAR - 40% CIR	20%	£14,614,459	£6,584,824	£4,824,971	£4,751,246	£3,001,392	£1,226,554
60% LAR - 40% CIR	25%	£11,925,376	£4,353,796	£2,568,530	£2,524,995	£764,612	£-1,017,437
60% LAR - 40% CIR	30%	£9,222,492	£2,098,979	£344,292	£269,805	£-1,508,114	£-3,280,634
60% LAR - 40% CIR	35%	£6,505,939	£-1,268,871	£-2,847,121	£-2,893,481	£-3,796,714	£-5,572,752
60% LAR - 40% CIR	40%	£3,761,614	£-3,481,558	£-4,252,784	£-4,327,001	£-6,114,728	£-7,940,418
60% LAR - 40% CIR	45%	£990,944	£-4,803,307	£-6,001,942	£-6,078,337	£-8,501,374	£-10,324,411
60% LAR - 40% CIR	50%	£-1,786,083	£-7,184,842	£-9,066,748	£-9,083,063	£-10,914,743	£-12,763,434

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone C - £1,350 psf
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No Units	150
Site Area	0.27 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£44,241,493	£34,353,368	£32,623,069	£32,550,575	£30,820,276	£29,966,065
60% LAR - 40% CIR	5%	£40,989,974	£31,534,987	£29,811,187	£29,738,970	£27,999,186	£26,249,102
60% LAR - 40% CIR	10%	£37,684,556	£28,702,683	£26,977,482	£26,904,421	£25,160,422	£23,416,425
60% LAR - 40% CIR	15%	£34,379,198	£25,866,321	£24,117,881	£24,045,054	£22,306,613	£20,568,173
60% LAR - 40% CIR	20%	£31,040,143	£22,977,324	£21,243,819	£21,171,383	£19,437,897	£17,704,483
60% LAR - 40% CIR	25%	£27,703,364	£20,084,617	£18,355,730	£18,283,301	£16,554,414	£14,818,011
60% LAR - 40% CIR	30%	£24,344,993	£17,178,329	£15,453,447	£15,381,184	£13,647,785	£11,896,556
60% LAR - 40% CIR	35%	£20,973,157	£14,258,589	£12,558,393	£12,485,171	£10,707,523	£8,959,875
60% LAR - 40% CIR	40%	£17,579,829	£11,315,036	£9,670,429	£9,497,328	£7,752,722	£6,006,487
60% LAR - 40% CIR	45%	£14,153,083	£8,340,637	£6,568,566	£6,525,563	£4,772,489	£3,003,837
60% LAR - 40% CIR	50%	£10,714,279	£5,352,973	£3,593,384	£3,519,345	£1,752,759	£0.003,837

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£17,609,948	£7,721,822	£5,991,523	£5,919,029	£4,188,731	£2,434,520
60% LAR - 40% CIR	5%	£14,338,428	£4,963,422	£3,178,841	£3,107,424	£1,367,641	£-582,343
60% LAR - 40% CIR	10%	£11,063,011	£2,071,137	£345,937	£272,876	£-134,153	£-325,121
60% LAR - 40% CIR	15%	£7,747,652	£-775,224	£-2,513,695	£-2,588,492	£-4,324,932	£-6,063,373
60% LAR - 40% CIR	20%	£4,416,397	£-3,654,222	£-5,397,626	£-5,469,243	£-7,193,648	£-8,927,063
60% LAR - 40% CIR	25%	£1,071,819	£-5,540,529	£-8,226,815	£-8,348,245	£-10,070,817	£-11,813,538
60% LAR - 40% CIR	30%	£-2,286,352	£-6,453,217	£-11,178,098	£-11,250,362	£-12,983,790	£-14,734,990
60% LAR - 40% CIR	35%	£-5,058,389	£-7,372,956	£-14,103,162	£-14,176,374	£-15,924,023	£-17,671,677
60% LAR - 40% CIR	40%	£-8,032,455	£-8,216,510	£-17,017,116	£-17,144,217	£-18,918,894	£-20,625,058
60% LAR - 40% CIR	45%	£-12,476,463	£-9,050,509	£-20,032,980	£-20,106,582	£-21,859,056	£-23,627,709
60% LAR - 40% CIR	50%	£-15,917,267	£-9,817,572	£-23,038,162	£-23,112,200	£-24,878,786	£-26,645,563

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£28,645,311	£18,757,186	£17,026,887	£16,954,393	£15,224,094	£13,469,883
60% LAR - 40% CIR	5%	£25,373,782	£15,938,186	£14,215,025	£14,142,788	£12,403,026	£10,649,821
60% LAR - 40% CIR	10%	£22,088,375	£13,106,501	£11,381,300	£11,308,239	£9,564,241	£7,820,243
60% LAR - 40% CIR	15%	£18,783,016	£10,260,139	£8,521,699	£8,448,872	£6,710,431	£4,971,991
60% LAR - 40% CIR	20%	£15,451,981	£7,381,142	£5,647,738	£5,575,121	£3,841,715	£2,108,311
60% LAR - 40% CIR	25%	£12,107,182	£4,488,438	£2,759,548	£2,687,119	£988,242	£-178,171
60% LAR - 40% CIR	30%	£8,748,811	£1,582,147	£-142,734	£-214,958	£-1,948,427	£-3,699,626
60% LAR - 40% CIR	35%	£5,376,975	£-1,337,393	£-3,087,789	£-3,141,011	£-4,888,659	£-6,636,307
60% LAR - 40% CIR	40%	£1,962,428	£-4,261,146	£-6,026,763	£-6,068,863	£-7,843,460	£-9,589,895
60% LAR - 40% CIR	45%	£-1,443,999	£-7,255,345	£-9,997,616	£-10,070,619	£-10,823,693	£-12,592,343
60% LAR - 40% CIR	50%	£-4,881,903	£-10,243,309	£-13,002,798	£-13,076,837	£-13,843,423	£-15,610,819

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£33,217,857	£23,329,731	£21,599,432	£21,526,938	£19,796,640	£18,042,429
60% LAR - 40% CIR	5%	£29,946,337	£20,511,311	£18,787,550	£18,715,333	£16,975,550	£15,225,466
60% LAR - 40% CIR	10%	£26,660,920	£17,679,047	£15,963,846	£15,891,785	£14,136,786	£12,382,788
60% LAR - 40% CIR	15%	£23,355,561	£14,832,685	£13,094,244	£13,021,417	£11,282,977	£9,544,536
60% LAR - 40% CIR	20%	£20,024,508	£11,983,987	£10,200,283	£10,127,686	£8,414,261	£6,680,856
60% LAR - 40% CIR	25%	£16,679,728	£9,060,980	£7,332,094	£7,259,654	£5,530,778	£3,794,375
60% LAR - 40% CIR	30%	£13,321,357	£6,154,693	£4,429,811	£4,357,547	£2,624,119	£872,919
60% LAR - 40% CIR	35%	£9,949,520	£3,244,953	£1,504,757	£1,431,535	£691,187	£-108,863
60% LAR - 40% CIR	40%	£6,554,073	£31,359	£-1,358,207	£-1,435,338	£-3,270,915	£-5,017,150
60% LAR - 40% CIR	45%	£3,129,446	£-2,683,000	£-4,425,071	£-4,498,073	£-6,251,147	£-8,019,759
60% LAR - 40% CIR	50%	£-298,357	£-6,070,663	£-9,458,253	£-9,504,291	£-10,270,877	£-11,037,874

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£38,623,039	£28,730,913	£27,007,814	£26,932,160	£25,201,922	£23,447,610
60% LAR - 40% CIR	5%	£35,351,519	£25,916,513	£24,192,132	£24,117,515	£22,380,752	£20,630,945
60% LAR - 40% CIR	10%	£32,066,102	£23,084,228	£21,369,027	£21,295,967	£19,541,968	£17,797,970
60% LAR - 40% CIR	15%	£28,780,743	£20,237,966	£18,499,426	£18,426,599	£16,688,159	£14,949,718
60% LAR - 40% CIR	20%	£25,492,889	£17,389,699	£15,625,465	£15,552,248	£13,818,443	£12,086,138
60% LAR - 40% CIR	25%	£22,084,910	£14,466,162	£12,737,275	£12,664,846	£10,935,959	£9,199,556
60% LAR - 40% CIR	30%	£18,726,539	£11,559,874	£9,834,993	£9,762,729	£8,029,301	£6,278,101
60% LAR - 40% CIR	35%	£15,354,702	£8,640,135	£6,900,939	£6,828,717	£5,089,068	£3,341,420
60% LAR - 40% CIR	40%	£11,960,155	£5,696,581	£3,951,975	£3,878,874	£2,134,267	£388,032
60% LAR - 40% CIR	45%	£8,534,628	£2,722,182	£80,111	£-7,108	£-845,965	£-2,614,618
60% LAR - 40% CIR	50%	£5,095,624	£-266,481	£-2,026,071	£-2,068,109	£-3,865,696	£-5,632,492

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone C - £1,500 psf
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No Units	150
Site Area	0.27 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£54,286,639	£44,320,069	£42,589,771	£42,517,277	£40,786,978	£39,056,679
60% LAR : 40% CIR	5%	£50,512,863	£41,003,334	£39,279,653	£39,207,336	£37,483,554	£35,759,774
60% LAR : 40% CIR	10%	£46,725,188	£37,672,714	£35,954,926	£35,882,963	£34,165,175	£32,447,387
60% LAR : 40% CIR	15%	£42,923,741	£34,328,336	£32,616,022	£32,544,290	£30,831,976	£29,119,662
60% LAR : 40% CIR	20%	£39,109,651	£30,979,327	£29,262,973	£29,191,448	£27,484,085	£25,767,833
60% LAR : 40% CIR	25%	£35,280,044	£27,588,915	£25,895,912	£25,824,571	£24,104,514	£22,379,625
60% LAR : 40% CIR	30%	£31,435,055	£24,213,926	£22,500,208	£22,427,944	£20,703,063	£18,978,183
60% LAR : 40% CIR	35%	£27,556,786	£20,802,010	£19,080,627	£19,008,504	£17,287,122	£15,565,739
60% LAR : 40% CIR	40%	£23,665,181	£17,365,007	£15,647,220	£15,575,218	£13,859,601	£12,139,171
60% LAR : 40% CIR	45%	£19,760,370	£13,916,013	£12,200,123	£12,127,365	£10,385,294	£8,643,223
60% LAR : 40% CIR	50%	£15,829,473	£10,445,520	£8,705,484	£8,632,558	£6,892,522	£5,147,102

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£27,655,094	£17,688,524	£15,988,225	£15,885,731	£14,155,433	£12,425,134
60% LAR : 40% CIR	5%	£23,591,317	£14,371,786	£12,640,008	£12,515,791	£10,822,099	£9,128,228
60% LAR : 40% CIR	10%	£20,093,642	£11,041,180	£9,323,381	£9,251,418	£7,533,630	£5,815,942
60% LAR : 40% CIR	15%	£16,292,196	£7,696,790	£5,912,744	£5,840,431	£4,200,431	£2,488,117
60% LAR : 40% CIR	20%	£12,477,105	£4,338,781	£2,631,428	£2,559,003	£892,540	£-973,912
60% LAR : 40% CIR	25%	£8,648,498	£967,270	£-678,684	£-698,904	£-242,001	£-425,078
60% LAR : 40% CIR	30%	£4,803,510	£-2,417,620	£-4,131,337	£-4,233,692	£-5,928,482	£-7,653,363
60% LAR : 40% CIR	35%	£925,240	£-5,829,536	£-7,950,919	£-7,673,041	£-9,344,423	£-11,069,808
60% LAR : 40% CIR	40%	£2,999,944	£-9,365,905	£-10,984,325	£-11,066,327	£-12,774,714	£-14,515,074
60% LAR : 40% CIR	45%	£-6,871,176	£-12,715,533	£-14,431,423	£-14,504,181	£-16,246,252	£-17,988,323
60% LAR : 40% CIR	50%	£-10,302,073	£-16,186,025	£-17,926,052	£-17,998,957	£-19,739,023	£-21,484,444

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£38,690,457	£28,723,888	£26,993,589	£26,921,095	£25,190,796	£23,460,497
60% LAR : 40% CIR	5%	£34,916,811	£25,407,152	£23,683,271	£23,611,154	£21,881,373	£20,151,592
60% LAR : 40% CIR	10%	£31,129,008	£22,076,532	£20,388,744	£20,286,782	£18,568,994	£16,851,205
60% LAR : 40% CIR	15%	£27,327,560	£18,732,154	£17,019,840	£16,948,108	£15,235,795	£13,523,480
60% LAR : 40% CIR	20%	£23,512,469	£15,374,145	£13,666,791	£13,595,267	£11,887,913	£10,167,752
60% LAR : 40% CIR	25%	£19,683,862	£12,002,533	£10,288,730	£10,228,389	£8,508,333	£6,779,446
60% LAR : 40% CIR	30%	£15,838,873	£8,617,744	£6,904,027	£6,831,762	£5,106,881	£3,382,001
60% LAR : 40% CIR	35%	£11,960,604	£5,205,828	£3,484,445	£3,412,323	£1,690,940	£-30,443
60% LAR : 40% CIR	40%	£8,068,969	£1,769,425	£1,038	£-94	£-1,748,901	£-3,477,011
60% LAR : 40% CIR	45%	£4,164,188	£-1,680,169	£-3,396,059	£-3,488,517	£-5,210,888	£-6,952,959
60% LAR : 40% CIR	50%	£233,291	£-5,190,692	£-8,690,698	£-8,963,623	£-10,703,660	£-12,449,660

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£43,263,003	£33,296,433	£31,566,134	£31,493,640	£29,763,342	£28,033,043
60% LAR : 40% CIR	5%	£39,489,228	£29,970,689	£28,255,817	£28,183,700	£26,459,918	£24,736,137
60% LAR : 40% CIR	10%	£35,701,551	£26,649,078	£24,931,290	£24,859,327	£23,141,539	£21,423,751
60% LAR : 40% CIR	15%	£31,900,105	£23,304,699	£21,592,386	£21,520,653	£19,808,340	£18,086,026
60% LAR : 40% CIR	20%	£28,095,014	£19,946,980	£18,229,337	£18,157,812	£16,460,459	£14,734,297
60% LAR : 40% CIR	25%	£24,286,407	£16,575,179	£14,872,275	£14,800,935	£13,080,878	£11,351,991
60% LAR : 40% CIR	30%	£20,411,419	£13,190,289	£11,476,572	£11,404,307	£9,679,427	£7,954,546
60% LAR : 40% CIR	35%	£16,533,149	£9,776,373	£8,066,990	£7,994,868	£6,263,496	£4,542,103
60% LAR : 40% CIR	40%	£12,641,545	£6,341,971	£4,653,584	£4,581,592	£2,833,195	£1,095,535
60% LAR : 40% CIR	45%	£8,736,733	£2,892,376	£1,176,486	£1,103,728	£-638,343	£-2,804,414
60% LAR : 40% CIR	50%	£4,805,836	£-678,176	£-2,318,189	£-2,391,078	£-4,131,114	£-5,876,534

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£48,888,184	£38,707,619	£36,973,716	£36,888,822	£35,168,323	£33,448,210
60% LAR : 40% CIR	5%	£44,894,408	£35,384,879	£33,661,099	£33,588,892	£31,865,100	£30,141,410
60% LAR : 40% CIR	10%	£41,106,733	£32,064,260	£30,336,472	£30,264,509	£28,546,721	£26,828,933
60% LAR : 40% CIR	15%	£37,305,287	£28,709,881	£26,997,588	£26,925,835	£25,213,522	£23,501,208
60% LAR : 40% CIR	20%	£33,490,196	£25,361,972	£23,644,619	£23,572,994	£21,860,640	£20,149,470
60% LAR : 40% CIR	25%	£29,661,589	£21,980,361	£20,277,457	£20,206,116	£18,488,060	£16,757,173
60% LAR : 40% CIR	30%	£25,816,601	£18,595,471	£16,881,754	£16,809,489	£15,084,609	£13,359,728
60% LAR : 40% CIR	35%	£21,938,331	£15,183,555	£13,462,172	£13,390,590	£11,668,698	£9,947,285
60% LAR : 40% CIR	40%	£18,046,727	£11,747,153	£10,028,766	£9,956,764	£8,238,377	£6,500,717
60% LAR : 40% CIR	45%	£14,141,915	£8,297,558	£6,581,688	£6,508,910	£4,766,839	£3,024,768
60% LAR : 40% CIR	50%	£10,211,018	£4,827,066	£3,087,029	£3,014,104	£1,274,068	£-497,885

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone C - £1,750 psf
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No Units	150
Site Area	0.27 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£70,950,276	£60,804,287	£59,099,992	£59,028,588	£57,324,294	£55,619,999
60% LAR - 40% CIR	5%	£86,388,321	£56,678,976	£54,981,101	£54,900,970	£53,212,085	£51,514,221
60% LAR - 40% CIR	10%	£61,752,673	£52,539,989	£50,848,018	£50,777,136	£49,085,165	£47,393,104
60% LAR - 40% CIR	15%	£57,133,460	£48,387,451	£46,700,872	£46,630,217	£44,943,638	£43,239,157
60% LAR - 40% CIR	20%	£52,800,809	£44,221,488	£42,539,793	£42,469,343	£40,773,030	£39,065,677
60% LAR - 40% CIR	25%	£47,836,476	£40,042,223	£38,354,298	£38,282,948	£36,588,045	£34,877,141
60% LAR - 40% CIR	30%	£43,157,383	£35,841,744	£34,142,786	£34,071,609	£32,372,650	£30,673,692
60% LAR - 40% CIR	35%	£38,465,029	£31,613,048	£29,917,536	£29,846,497	£28,150,984	£26,455,472
60% LAR - 40% CIR	40%	£33,759,539	£27,371,229	£25,678,666	£25,607,746	£23,915,184	£22,208,245
60% LAR - 40% CIR	45%	£29,041,041	£23,116,414	£21,426,312	£21,355,488	£19,640,229	£17,924,340
60% LAR - 40% CIR	50%	£24,283,033	£18,842,354	£17,128,468	£17,056,639	£15,342,754	£13,628,869

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£44,318,733	£34,172,741	£32,488,446	£32,397,042	£30,692,748	£28,988,453
60% LAR - 40% CIR	5%	£39,726,775	£30,047,431	£28,340,596	£28,274,434	£26,580,549	£24,882,675
60% LAR - 40% CIR	10%	£35,121,127	£25,908,444	£24,216,473	£24,145,591	£22,453,620	£20,761,649
60% LAR - 40% CIR	15%	£30,501,915	£21,755,006	£20,089,326	£19,998,672	£18,312,092	£16,607,611
60% LAR - 40% CIR	20%	£25,889,264	£17,589,943	£15,908,248	£15,837,798	£14,141,485	£12,434,131
60% LAR - 40% CIR	25%	£21,204,930	£13,410,677	£11,722,742	£11,651,403	£9,948,499	£8,237,596
60% LAR - 40% CIR	30%	£16,525,838	£9,210,199	£7,511,241	£7,440,065	£5,741,105	£4,042,147
60% LAR - 40% CIR	35%	£11,833,483	£4,981,502	£3,285,990	£3,214,952	£1,519,439	£-178,073
60% LAR - 40% CIR	40%	£7,127,983	£739,683	£-808,978	£-808,978	£-1,763,881	£-2,645,301
60% LAR - 40% CIR	45%	£2,409,496	£-315,131	£-5,206,233	£-5,276,058	£-6,991,317	£-8,707,205
60% LAR - 40% CIR	50%	£-2,348,913	£-739,192	£-9,053,077	£-9,574,507	£-11,288,781	£-13,002,677

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£55,354,097	£45,208,105	£43,503,810	£43,432,406	£41,728,112	£40,023,817
60% LAR - 40% CIR	5%	£50,762,129	£41,082,194	£39,384,919	£39,313,788	£37,618,913	£35,924,038
60% LAR - 40% CIR	10%	£46,156,491	£36,943,807	£35,251,836	£35,180,954	£33,486,983	£31,797,012
60% LAR - 40% CIR	15%	£41,537,279	£32,791,270	£31,104,690	£31,034,035	£29,342,456	£27,642,675
60% LAR - 40% CIR	20%	£36,924,628	£28,625,366	£26,943,612	£26,873,161	£25,178,849	£23,489,485
60% LAR - 40% CIR	25%	£32,304,934	£24,446,941	£22,758,106	£22,687,867	£20,983,863	£19,289,960
60% LAR - 40% CIR	30%	£27,681,201	£20,265,562	£18,546,604	£18,476,427	£16,776,469	£15,077,511
60% LAR - 40% CIR	35%	£22,988,847	£16,016,896	£14,321,354	£14,250,315	£12,554,802	£10,859,290
60% LAR - 40% CIR	40%	£18,183,357	£11,775,947	£10,062,494	£10,011,165	£8,319,002	£6,609,063
60% LAR - 40% CIR	45%	£13,444,850	£7,520,233	£5,830,131	£5,759,306	£4,044,474	£2,328,158
60% LAR - 40% CIR	50%	£8,686,851	£3,246,172	£1,532,286	£1,460,457	£-283,428	£-1,067,313

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£59,926,642	£49,780,650	£48,076,355	£48,004,951	£46,300,657	£44,596,363
60% LAR - 40% CIR	5%	£55,312,129	£45,162,194	£43,457,465	£43,386,353	£41,682,059	£40,000,984
60% LAR - 40% CIR	10%	£50,720,036	£41,016,353	£39,824,382	£39,753,500	£38,061,529	£36,369,558
60% LAR - 40% CIR	15%	£46,109,824	£37,363,815	£35,677,236	£35,606,581	£33,920,001	£32,215,520
60% LAR - 40% CIR	20%	£41,477,173	£33,187,852	£31,518,157	£31,445,707	£29,749,394	£28,042,040
60% LAR - 40% CIR	25%	£36,812,839	£29,018,586	£27,230,652	£27,159,312	£25,556,408	£23,853,505
60% LAR - 40% CIR	30%	£32,133,747	£24,818,108	£23,119,150	£23,047,972	£21,349,014	£19,650,056
60% LAR - 40% CIR	35%	£27,441,392	£20,589,411	£18,983,989	£18,922,861	£17,127,348	£15,431,836
60% LAR - 40% CIR	40%	£22,735,903	£16,347,592	£14,655,030	£14,584,110	£12,891,548	£11,181,608
60% LAR - 40% CIR	45%	£18,017,405	£12,092,776	£10,402,676	£10,331,851	£8,616,593	£6,900,703
60% LAR - 40% CIR	50%	£13,289,986	£7,818,717	£6,104,832	£6,033,002	£4,319,118	£2,605,232

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£85,337,824	£85,185,832	£83,987,837	£83,910,135	£81,708,889	£80,007,944
60% LAR - 40% CIR	5%	£80,739,866	£81,080,822	£49,362,646	£49,291,515	£47,089,640	£45,886,766
60% LAR - 40% CIR	10%	£56,134,218	£46,921,535	£45,229,564	£45,158,681	£43,466,710	£41,774,739
60% LAR - 40% CIR	15%	£51,515,006	£42,768,997	£41,082,417	£41,011,763	£39,325,183	£37,620,702
60% LAR - 40% CIR	20%	£46,892,358	£38,613,034	£36,961,539	£36,891,239	£35,154,976	£33,447,222
60% LAR - 40% CIR	25%	£42,218,021	£34,423,768	£32,735,833	£32,664,494	£30,961,590	£29,258,687
60% LAR - 40% CIR	30%	£37,538,929	£30,223,290	£28,524,331	£28,453,154	£26,754,196	£25,055,238
60% LAR - 40% CIR	35%	£32,849,574	£25,994,593	£24,299,081	£24,228,043	£22,532,630	£20,837,018
60% LAR - 40% CIR	40%	£28,141,084	£21,752,774	£20,060,212	£19,989,292	£18,296,729	£16,586,790
60% LAR - 40% CIR	45%	£23,422,587	£17,497,960	£15,807,858	£15,737,033	£14,021,774	£12,305,885
60% LAR - 40% CIR	50%	£18,684,878	£13,223,899	£11,510,014	£11,438,184	£9,724,300	£8,010,414

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone C - £1,900 psf
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No Units	150
Site Area	0.27 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£90,929,247	£70,883,290	£68,984,515	£68,913,111	£67,208,816	£65,504,322
60% LAR : 40% CIR	5%	£75,838,941	£66,069,272	£64,371,397	£64,300,266	£62,602,392	£60,904,517
60% LAR : 40% CIR	10%	£70,733,744	£61,436,060	£59,744,088	£59,673,207	£57,981,235	£56,289,264
60% LAR : 40% CIR	15%	£65,615,583	£56,789,296	£55,102,716	£55,032,061	£53,345,482	£51,658,903
60% LAR : 40% CIR	20%	£60,483,988	£52,129,106	£50,447,412	£50,376,982	£48,685,287	£47,013,673
60% LAR : 40% CIR	25%	£55,339,070	£47,456,515	£45,776,304	£45,708,036	£44,030,726	£42,362,168
60% LAR : 40% CIR	30%	£50,180,969	£42,768,949	£41,085,524	£41,025,416	£39,349,342	£37,650,384
60% LAR : 40% CIR	35%	£44,994,374	£38,069,233	£36,395,891	£36,324,853	£34,629,341	£32,933,829
60% LAR : 40% CIR	40%	£39,786,926	£33,351,049	£31,658,688	£31,587,767	£29,885,206	£28,202,643
60% LAR : 40% CIR	45%	£34,565,872	£28,598,100	£26,907,998	£26,837,174	£25,147,072	£23,456,970
60% LAR : 40% CIR	50%	£29,332,236	£23,832,083	£22,143,956	£22,073,206	£20,376,154	£18,682,269

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£54,297,701	£44,051,715	£42,382,969	£42,281,565	£40,577,270	£38,872,976
60% LAR : 40% CIR	5%	£49,206,795	£39,037,727	£37,399,852	£37,298,721	£35,594,817	£33,890,913
60% LAR : 40% CIR	10%	£44,102,199	£34,804,515	£33,112,545	£33,011,661	£31,309,689	£29,607,716
60% LAR : 40% CIR	15%	£38,984,038	£30,157,750	£28,471,171	£28,400,516	£26,713,936	£25,027,356
60% LAR : 40% CIR	20%	£33,852,438	£25,497,560	£23,815,867	£23,745,416	£22,063,721	£20,382,028
60% LAR : 40% CIR	25%	£28,707,524	£20,824,069	£19,148,759	£19,078,461	£17,399,180	£15,720,622
60% LAR : 40% CIR	30%	£23,549,423	£16,137,404	£14,463,979	£14,393,870	£12,717,796	£11,038,838
60% LAR : 40% CIR	35%	£18,362,828	£11,437,687	£9,764,346	£9,693,308	£7,997,796	£6,302,283
60% LAR : 40% CIR	40%	£13,155,281	£6,719,104	£5,027,142	£4,956,221	£3,263,660	£1,571,088
60% LAR : 40% CIR	45%	£7,934,326	£1,966,554	£2,76,452	£2,695,628	£1,004,473	£-317,475
60% LAR : 40% CIR	50%	£2,700,691	£-2,799,452	£-4,487,590	£-4,558,340	£-2,853,381	£-4,969,276

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£55,333,065	£55,087,078	£53,388,333	£53,316,929	£51,612,634	£49,908,340
60% LAR : 40% CIR	5%	£50,242,159	£50,473,091	£48,752,616	£48,681,064	£47,002,210	£45,322,971
60% LAR : 40% CIR	10%	£55,137,562	£45,839,878	£44,147,906	£44,077,025	£42,385,053	£40,693,082
60% LAR : 40% CIR	15%	£50,019,402	£41,193,114	£39,506,534	£39,435,880	£37,749,300	£36,062,721
60% LAR : 40% CIR	20%	£44,897,801	£36,532,824	£34,881,230	£34,780,780	£33,089,085	£31,417,391
60% LAR : 40% CIR	25%	£39,742,988	£31,859,433	£30,182,123	£30,111,554	£28,434,544	£26,756,986
60% LAR : 40% CIR	30%	£34,584,787	£27,172,767	£25,499,343	£25,429,234	£23,753,160	£22,054,202
60% LAR : 40% CIR	35%	£29,398,192	£22,473,051	£20,799,710	£20,728,671	£19,033,159	£17,337,647
60% LAR : 40% CIR	40%	£24,190,444	£17,765,087	£16,062,506	£15,991,585	£14,299,024	£12,606,461
60% LAR : 40% CIR	45%	£18,969,690	£13,001,918	£11,311,816	£11,240,992	£9,550,890	£7,860,788
60% LAR : 40% CIR	50%	£13,736,054	£8,235,901	£6,547,774	£6,477,024	£4,779,973	£3,086,087

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£69,905,810	£59,659,624	£57,960,878	£57,889,474	£56,185,179	£54,480,885
60% LAR : 40% CIR	5%	£64,744,104	£54,505,936	£52,847,761	£52,776,630	£51,075,746	£49,380,881
60% LAR : 40% CIR	10%	£59,570,108	£50,412,424	£48,720,452	£48,649,570	£46,957,598	£45,265,627
60% LAR : 40% CIR	15%	£54,391,947	£45,765,659	£44,079,080	£44,008,425	£42,321,845	£40,635,267
60% LAR : 40% CIR	20%	£49,240,347	£41,105,469	£39,423,776	£39,353,325	£37,671,631	£35,989,937
60% LAR : 40% CIR	25%	£44,035,433	£36,431,978	£34,754,668	£34,684,400	£33,007,089	£31,328,531
60% LAR : 40% CIR	30%	£38,817,332	£31,745,313	£30,071,888	£30,001,779	£28,325,705	£26,626,747
60% LAR : 40% CIR	35%	£33,610,737	£27,045,597	£25,372,255	£25,302,217	£23,603,705	£21,910,193
60% LAR : 40% CIR	40%	£28,442,980	£22,327,613	£20,638,051	£20,564,131	£18,871,569	£17,178,007
60% LAR : 40% CIR	45%	£23,242,235	£17,574,463	£15,884,361	£15,813,537	£14,123,436	£12,433,334
60% LAR : 40% CIR	50%	£18,038,600	£12,808,447	£11,120,320	£11,049,569	£9,352,518	£7,638,633

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£75,310,782	£65,049,805	£63,386,090	£63,294,896	£61,581,381	£59,868,067
60% LAR : 40% CIR	5%	£70,216,886	£60,490,818	£58,752,943	£58,661,512	£56,948,307	£55,236,062
60% LAR : 40% CIR	10%	£65,115,290	£55,817,605	£54,125,633	£54,034,752	£52,322,780	£50,610,809
60% LAR : 40% CIR	15%	£59,997,129	£51,170,841	£49,484,262	£49,413,607	£47,727,027	£46,040,449
60% LAR : 40% CIR	20%	£54,865,529	£46,510,651	£44,808,668	£44,738,012	£43,076,812	£41,385,119
60% LAR : 40% CIR	25%	£49,720,615	£41,837,160	£40,159,850	£40,089,580	£38,412,271	£36,733,713
60% LAR : 40% CIR	30%	£44,562,514	£37,150,495	£35,477,070	£35,406,961	£33,730,887	£32,031,929
60% LAR : 40% CIR	35%	£39,375,919	£32,450,778	£30,777,437	£30,706,399	£29,010,886	£27,315,374
60% LAR : 40% CIR	40%	£34,188,172	£27,732,795	£26,040,233	£25,969,312	£24,276,751	£22,584,180
60% LAR : 40% CIR	45%	£28,947,417	£22,979,645	£21,289,543	£21,218,719	£19,528,617	£17,838,516
60% LAR : 40% CIR	50%	£23,713,782	£18,213,629	£16,525,501	£16,454,751	£14,797,790	£13,043,814

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone C - £2,000 psf
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No Units	150
Site Area	0.27 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£87,581,892	£77,229,529	£75,550,848	£75,480,517	£73,798,408	£72,094,204
60% LAR : 40% CIR	10%	£92,168,354	£72,298,357	£70,625,999	£70,555,657	£68,262,589	£67,164,714
60% LAR : 40% CIR	15%	£71,270,332	£62,390,526	£60,703,946	£60,633,291	£58,946,712	£57,260,132
60% LAR : 40% CIR	20%	£95,806,100	£57,400,851	£55,719,157	£55,648,707	£53,967,013	£52,285,318
60% LAR : 40% CIR	25%	£90,528,554	£52,397,876	£50,574,802	£50,503,920	£48,974,887	£47,295,677
60% LAR : 40% CIR	30%	£54,837,820	£47,381,726	£45,708,302	£45,638,194	£43,964,769	£42,291,344
60% LAR : 40% CIR	35%	£49,334,023	£42,352,526	£40,682,495	£40,612,524	£38,942,494	£37,252,732
60% LAR : 40% CIR	40%	£43,894,985	£37,310,400	£35,643,276	£35,573,421	£33,861,886	£32,169,324
60% LAR : 40% CIR	45%	£38,249,092	£32,252,527	£30,562,455	£30,491,631	£28,801,529	£27,111,428
60% LAR : 40% CIR	50%	£32,680,618	£27,154,317	£25,466,190	£25,395,439	£23,707,312	£22,017,869

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£60,950,347	£50,597,984	£48,919,302	£48,848,972	£47,166,952	£45,482,658
60% LAR : 40% CIR	5%	£55,526,808	£45,689,912	£43,984,454	£43,914,362	£42,231,044	£40,546,169
60% LAR : 40% CIR	10%	£50,089,573	£40,722,169	£39,043,256	£38,973,375	£37,290,403	£35,588,432
60% LAR : 40% CIR	15%	£44,638,787	£35,758,980	£34,072,401	£34,002,746	£32,315,166	£30,628,587
60% LAR : 40% CIR	20%	£39,174,555	£30,799,306	£29,087,612	£29,017,161	£27,335,468	£25,653,773
60% LAR : 40% CIR	25%	£33,697,009	£25,799,311	£24,089,620	£24,019,752	£22,341,442	£20,664,131
60% LAR : 40% CIR	30%	£28,206,274	£20,750,180	£19,076,757	£19,006,648	£17,333,223	£15,659,799
60% LAR : 40% CIR	35%	£22,702,478	£15,720,980	£14,050,949	£13,980,979	£12,310,948	£10,621,187
60% LAR : 40% CIR	40%	£17,173,139	£10,678,855	£9,011,730	£8,941,875	£7,250,340	£5,557,779
60% LAR : 40% CIR	45%	£11,617,546	£5,621,012	£3,930,910	£3,860,086	£2,169,984	£479,882
60% LAR : 40% CIR	50%	£6,049,072	£52,771	£-11,855,308	£-1,238,106	£-2,924,233	£-4,613,676

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£71,985,710	£61,633,347	£59,954,666	£59,884,335	£58,202,316	£56,498,022
60% LAR : 40% CIR	5%	£66,562,172	£56,722,176	£55,029,817	£54,959,556	£53,280,817	£51,568,532
60% LAR : 40% CIR	10%	£61,124,843	£51,757,533	£50,078,620	£50,007,738	£48,315,766	£46,623,796
60% LAR : 40% CIR	15%	£55,674,150	£46,794,344	£45,107,764	£45,037,109	£43,350,530	£41,663,950
60% LAR : 40% CIR	20%	£50,209,919	£41,804,689	£40,122,875	£40,052,525	£38,370,831	£36,688,137
60% LAR : 40% CIR	25%	£44,732,373	£36,801,694	£35,124,384	£35,054,116	£33,378,805	£31,699,495
60% LAR : 40% CIR	30%	£39,241,638	£31,785,544	£30,112,120	£30,042,012	£28,368,587	£26,695,162
60% LAR : 40% CIR	35%	£33,737,841	£26,796,344	£25,086,313	£25,016,342	£23,346,312	£21,666,550
60% LAR : 40% CIR	40%	£28,208,503	£21,714,218	£20,047,094	£19,977,239	£18,265,704	£16,593,143
60% LAR : 40% CIR	45%	£22,652,910	£16,656,375	£14,966,273	£14,895,449	£13,205,348	£11,515,246
60% LAR : 40% CIR	50%	£17,084,436	£11,558,135	£9,870,008	£9,799,258	£8,111,130	£6,421,688

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£76,558,296	£66,205,993	£64,527,211	£64,456,881	£62,774,861	£61,070,567
60% LAR : 40% CIR	5%	£71,134,717	£61,274,721	£59,602,363	£59,532,031	£57,850,063	£56,141,076
60% LAR : 40% CIR	10%	£65,697,488	£56,330,078	£54,651,165	£54,580,284	£52,888,312	£51,196,341
60% LAR : 40% CIR	15%	£60,246,696	£51,386,889	£49,680,310	£49,609,655	£47,923,075	£46,236,496
60% LAR : 40% CIR	20%	£54,792,464	£46,377,215	£44,686,521	£44,615,070	£42,933,377	£41,241,662
60% LAR : 40% CIR	25%	£49,304,918	£41,374,240	£39,696,929	£39,626,661	£37,944,351	£36,272,040
60% LAR : 40% CIR	30%	£43,814,184	£36,358,089	£34,684,666	£34,614,557	£32,941,133	£31,267,708
60% LAR : 40% CIR	35%	£38,310,387	£31,329,890	£29,658,659	£29,588,989	£27,918,857	£26,229,096
60% LAR : 40% CIR	40%	£32,781,048	£26,288,764	£24,619,640	£24,549,794	£22,885,249	£21,165,685
60% LAR : 40% CIR	45%	£27,225,455	£21,228,921	£19,538,819	£19,467,995	£17,777,893	£16,087,791
60% LAR : 40% CIR	50%	£21,656,981	£16,130,681	£14,442,553	£14,371,803	£12,683,676	£10,994,233

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£81,883,438	£71,811,075	£69,932,399	£69,862,363	£68,180,043	£66,495,743
60% LAR : 40% CIR	5%	£76,839,869	£66,879,903	£65,007,546	£64,937,482	£63,244,135	£61,546,250
60% LAR : 40% CIR	10%	£71,102,670	£61,735,260	£60,056,347	£59,985,466	£58,293,494	£56,601,523
60% LAR : 40% CIR	15%	£65,651,878	£56,772,071	£55,085,491	£55,014,837	£53,328,257	£51,641,678
60% LAR : 40% CIR	20%	£60,187,646	£51,782,096	£50,100,703	£50,030,252	£48,348,669	£46,666,864
60% LAR : 40% CIR	25%	£54,710,100	£46,779,422	£45,102,111	£45,031,843	£43,354,533	£41,677,222
60% LAR : 40% CIR	30%	£49,219,965	£41,763,271	£40,089,848	£40,019,739	£38,346,314	£36,672,890
60% LAR : 40% CIR	35%	£43,715,569	£36,734,071	£35,084,040	£35,014,089	£33,324,039	£31,634,278
60% LAR : 40% CIR	40%	£38,186,230	£31,691,945	£30,024,821	£29,954,966	£28,263,431	£26,570,670
60% LAR : 40% CIR	45%	£32,630,637	£26,634,102	£24,944,001	£24,873,177	£23,183,075	£21,492,973
60% LAR : 40% CIR	50%	£27,062,163	£21,535,862	£19,847,735	£19,776,985	£18,088,857	£16,399,415

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone C - RP Periphery E2,250 psf
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No Units	150
Site Area	0.27 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£104,159,984	£93,595,200	£91,916,520	£91,846,188	£90,167,508	£88,488,827
60% LAR : 40% CIR	5%	£97,922,297	£87,845,745	£86,173,387	£86,103,324	£84,430,967	£82,758,039
60% LAR : 40% CIR	10%	£91,671,126	£82,082,816	£80,416,275	£80,346,459	£78,679,916	£77,013,374
60% LAR : 40% CIR	15%	£85,406,595	£76,306,545	£74,645,312	£74,575,720	£72,914,488	£71,253,256
60% LAR : 40% CIR	20%	£79,111,390	£70,511,046	£68,860,626	£68,791,235	£67,134,815	£65,464,682
60% LAR : 40% CIR	25%	£72,802,884	£64,714,448	£63,062,346	£62,993,133	£61,338,640	£59,661,325
60% LAR : 40% CIR	30%	£66,479,950	£58,898,871	£57,240,245	£57,170,136	£55,466,712	£53,823,288
60% LAR : 40% CIR	35%	£60,144,571	£53,060,758	£51,390,728	£51,320,757	£49,650,727	£47,980,697
60% LAR : 40% CIR	40%	£53,796,266	£47,194,923	£45,327,798	£45,257,844	£43,790,620	£42,123,694
60% LAR : 40% CIR	45%	£47,435,129	£41,316,287	£39,651,586	£39,581,826	£37,917,125	£36,247,570
60% LAR : 40% CIR	50%	£41,051,573	£35,424,977	£33,762,221	£33,692,533	£32,012,897	£30,324,769

Residual Land values compared to benchmark land values

Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£77,528,439	£66,963,555	£65,284,974	£65,214,643	£63,535,962	£61,857,282
60% LAR : 40% CIR	0%	£71,280,752	£61,214,199	£59,541,617	£59,471,719	£57,792,422	£56,127,064
60% LAR : 40% CIR	10%	£65,039,581	£55,451,273	£53,784,730	£53,714,914	£52,048,370	£50,381,826
60% LAR : 40% CIR	15%	£58,775,049	£49,674,999	£48,013,767	£47,944,174	£46,282,942	£44,621,711
60% LAR : 40% CIR	20%	£52,479,945	£43,885,501	£42,229,081	£42,159,690	£40,503,270	£38,833,137
60% LAR : 40% CIR	25%	£46,170,719	£38,092,902	£36,430,800	£36,361,167	£34,704,084	£33,039,744
60% LAR : 40% CIR	30%	£39,846,404	£32,267,326	£30,608,699	£30,538,590	£28,865,167	£27,191,742
60% LAR : 40% CIR	35%	£33,513,026	£26,429,213	£24,759,182	£24,689,212	£23,016,181	£21,341,151
60% LAR : 40% CIR	40%	£27,184,711	£20,583,377	£18,896,252	£18,826,398	£17,159,274	£15,482,149
60% LAR : 40% CIR	45%	£20,803,584	£14,684,742	£13,020,040	£12,950,281	£11,285,579	£9,616,025
60% LAR : 40% CIR	50%	£14,420,028	£8,793,432	£7,130,675	£7,060,988	£5,381,351	£3,693,224

Residual Land values compared to benchmark land values

Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£58,563,802	£77,999,018	£76,320,338	£76,250,006	£74,571,326	£72,892,646
60% LAR : 40% CIR	0%	£52,326,115	£72,249,863	£70,571,205	£70,501,143	£68,822,463	£67,143,783
60% LAR : 40% CIR	10%	£46,074,944	£66,486,637	£64,809,093	£64,738,761	£63,060,081	£61,381,401
60% LAR : 40% CIR	15%	£39,810,413	£60,710,363	£59,049,130	£58,978,538	£57,300,306	£55,621,074
60% LAR : 40% CIR	20%	£33,515,208	£54,920,864	£53,254,445	£53,183,053	£51,504,624	£49,825,192
60% LAR : 40% CIR	25%	£27,206,083	£49,119,266	£47,446,164	£47,375,251	£45,696,822	£44,017,390
60% LAR : 40% CIR	30%	£20,893,768	£43,302,689	£41,644,063	£41,573,954	£39,895,330	£38,216,198
60% LAR : 40% CIR	35%	£14,548,390	£37,464,576	£35,794,246	£35,724,575	£34,045,545	£32,366,413
60% LAR : 40% CIR	40%	£8,184,711	£31,623,377	£29,951,616	£29,881,762	£28,192,638	£26,503,506
60% LAR : 40% CIR	45%	£1,838,947	£25,780,105	£24,055,404	£23,985,644	£22,306,943	£20,617,811
60% LAR : 40% CIR	50%	£25,455,391	£19,628,795	£18,186,039	£18,096,351	£16,416,715	£14,728,587

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£93,136,548	£82,571,564	£80,892,883	£80,822,552	£79,143,871	£77,465,191
60% LAR : 40% CIR	0%	£86,898,611	£76,249,106	£74,570,790	£74,500,688	£72,821,307	£71,142,627
60% LAR : 40% CIR	10%	£80,647,490	£71,059,182	£69,392,639	£69,322,823	£67,643,279	£65,963,735
60% LAR : 40% CIR	15%	£74,392,959	£65,292,908	£63,621,676	£63,551,083	£61,871,851	£60,192,619
60% LAR : 40% CIR	20%	£68,087,754	£59,483,410	£57,809,990	£57,739,597	£56,060,365	£54,381,133
60% LAR : 40% CIR	25%	£61,778,628	£53,690,811	£52,038,709	£51,968,496	£50,289,264	£48,609,032
60% LAR : 40% CIR	30%	£55,466,314	£47,875,235	£46,216,608	£46,146,500	£44,467,076	£42,787,844
60% LAR : 40% CIR	35%	£49,120,835	£42,037,122	£40,367,091	£40,297,121	£38,617,697	£36,938,465
60% LAR : 40% CIR	40%	£42,772,620	£36,171,597	£34,304,161	£34,234,307	£32,554,883	£30,875,651
60% LAR : 40% CIR	45%	£36,411,493	£30,292,651	£28,427,950	£28,358,100	£26,678,676	£25,000,444
60% LAR : 40% CIR	50%	£30,027,937	£24,401,341	£22,538,584	£22,468,897	£20,789,473	£19,110,241

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£88,941,536	£87,376,746	£86,288,085	£86,217,754	£84,538,083	£82,858,373
60% LAR : 40% CIR	0%	£82,303,943	£82,227,200	£80,554,032	£80,484,570	£78,812,513	£77,140,165
60% LAR : 40% CIR	10%	£86,052,672	£76,464,364	£74,797,821	£74,728,004	£73,061,461	£71,394,919
60% LAR : 40% CIR	15%	£79,785,140	£70,688,090	£69,026,858	£68,957,265	£67,290,033	£65,622,801
60% LAR : 40% CIR	20%	£73,492,536	£64,898,592	£63,142,172	£63,072,761	£61,405,361	£59,737,961
60% LAR : 40% CIR	25%	£67,183,810	£59,095,993	£57,344,891	£57,274,678	£55,607,185	£53,939,685
60% LAR : 40% CIR	30%	£60,861,495	£53,280,417	£51,521,790	£51,451,681	£49,784,258	£48,116,835
60% LAR : 40% CIR	35%	£54,526,117	£47,442,304	£45,722,273	£45,652,303	£44,022,272	£42,392,241
60% LAR : 40% CIR	40%	£48,177,802	£41,576,498	£39,909,343	£39,839,489	£38,172,365	£36,505,241
60% LAR : 40% CIR	45%	£41,816,675	£35,697,833	£34,033,131	£33,963,372	£32,296,670	£30,629,116
60% LAR : 40% CIR	50%	£35,433,119	£29,806,523	£28,044,766	£27,974,079	£26,307,442	£24,640,318

LB Camden
Local Plan Viability Testing 2023

Resi 14 - 150 Flats

Value Area	Zone C - RP Periphery £2,450 psf
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No Units	150
Site Area	0.27 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£117,399,805	£106,587,737	£105,009,056	£104,938,725	£103,260,044	£101,581,364
60% LAR : 40% CIR	5%	£110,500,127	£100,283,655	£98,611,297	£98,541,234	£96,868,877	£95,196,519
60% LAR : 40% CIR	10%	£103,586,965	£93,866,101	£92,199,559	£92,129,742	£90,463,200	£88,796,656
60% LAR : 40% CIR	15%	£96,660,442	£87,435,201	£85,773,969	£85,704,376	£84,043,144	£82,381,613
60% LAR : 40% CIR	20%	£89,720,683	£80,901,076	£79,334,657	£79,265,264	£77,604,044	£75,952,425
60% LAR : 40% CIR	25%	£82,767,810	£74,533,851	£72,881,748	£72,812,535	£71,150,433	£69,508,331
60% LAR : 40% CIR	30%	£75,793,653	£68,063,648	£66,415,373	£66,346,319	£64,688,044	£63,048,842
60% LAR : 40% CIR	35%	£68,793,010	£61,580,591	£59,935,658	£59,866,739	£58,217,313	£56,547,283
60% LAR : 40% CIR	40%	£61,779,431	£55,094,902	£53,435,417	£53,365,861	£51,698,437	£50,031,313
60% LAR : 40% CIR	45%	£54,753,039	£48,564,937	£46,900,235	£46,830,475	£45,165,774	£43,501,073
60% LAR : 40% CIR	50%	£47,713,960	£42,014,659	£40,351,902	£40,282,215	£38,619,459	£36,956,702

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£90,788,259	£80,656,191	£78,377,511	£78,307,179	£76,628,499	£74,949,819
60% LAR : 40% CIR	5%	£83,988,581	£73,652,109	£71,197,751	£71,127,319	£69,448,639	£67,769,959
60% LAR : 40% CIR	10%	£76,955,420	£67,234,556	£64,588,014	£64,517,582	£62,838,902	£61,160,222
60% LAR : 40% CIR	15%	£70,028,897	£60,803,656	£58,142,423	£58,071,991	£56,393,311	£54,714,631
60% LAR : 40% CIR	20%	£63,098,138	£54,359,531	£52,703,111	£52,632,679	£50,954,000	£49,275,320
60% LAR : 40% CIR	25%	£56,136,284	£47,902,305	£46,250,203	£46,179,771	£44,501,092	£42,822,412
60% LAR : 40% CIR	30%	£49,162,108	£41,432,102	£39,783,827	£39,713,395	£38,034,716	£36,356,036
60% LAR : 40% CIR	35%	£42,161,465	£34,949,045	£33,304,113	£33,233,681	£31,554,002	£29,875,322
60% LAR : 40% CIR	40%	£35,147,896	£28,453,257	£26,803,871	£26,733,439	£25,054,760	£23,376,080
60% LAR : 40% CIR	45%	£28,121,493	£21,933,392	£20,288,690	£20,218,258	£18,539,579	£16,860,899
60% LAR : 40% CIR	50%	£21,082,414	£15,383,114	£13,720,357	£13,650,925	£11,971,246	£10,302,566

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£101,803,623	£91,091,555	£89,412,874	£89,342,543	£87,663,862	£85,985,182
60% LAR : 40% CIR	5%	£94,863,945	£84,287,173	£82,015,115	£81,944,784	£80,266,103	£78,587,423
60% LAR : 40% CIR	10%	£87,990,783	£78,269,919	£76,003,377	£75,933,046	£74,254,365	£72,575,685
60% LAR : 40% CIR	15%	£81,084,260	£71,839,019	£69,577,787	£69,507,456	£67,828,775	£66,150,095
60% LAR : 40% CIR	20%	£74,124,501	£65,394,894	£63,338,475	£63,268,144	£61,589,463	£59,910,783
60% LAR : 40% CIR	25%	£67,171,628	£58,937,689	£56,881,263	£56,810,932	£55,132,251	£53,453,571
60% LAR : 40% CIR	30%	£60,197,471	£52,467,466	£50,819,191	£50,748,860	£49,070,179	£47,391,499
60% LAR : 40% CIR	35%	£53,196,828	£45,984,409	£44,339,477	£44,269,146	£42,590,465	£40,911,785
60% LAR : 40% CIR	40%	£46,183,249	£39,498,620	£37,853,235	£37,782,904	£36,104,223	£34,425,543
60% LAR : 40% CIR	45%	£39,156,857	£32,968,756	£31,304,053	£31,233,722	£29,555,041	£27,876,361
60% LAR : 40% CIR	50%	£32,117,778	£26,418,477	£24,755,721	£24,685,390	£23,006,709	£21,328,029

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£108,376,168	£95,664,100	£93,985,420	£93,915,089	£92,236,408	£90,557,727
60% LAR : 40% CIR	5%	£94,863,945	£84,287,173	£82,015,115	£81,944,784	£80,266,103	£78,587,423
60% LAR : 40% CIR	10%	£82,563,329	£72,842,465	£71,175,923	£71,105,592	£69,426,911	£67,748,231
60% LAR : 40% CIR	15%	£75,636,806	£66,411,565	£64,745,023	£64,674,692	£62,996,011	£61,317,331
60% LAR : 40% CIR	20%	£68,710,283	£59,980,664	£58,314,122	£58,243,791	£56,565,110	£54,886,430
60% LAR : 40% CIR	25%	£61,783,760	£53,549,763	£51,883,221	£51,812,890	£50,134,209	£48,455,529
60% LAR : 40% CIR	30%	£54,857,237	£47,118,862	£45,452,320	£45,381,989	£43,703,308	£42,024,628
60% LAR : 40% CIR	35%	£47,930,714	£40,687,961	£39,021,379	£38,950,948	£37,272,267	£35,593,587
60% LAR : 40% CIR	40%	£40,994,191	£34,257,060	£32,445,474	£32,375,043	£30,696,362	£29,017,682
60% LAR : 40% CIR	45%	£34,067,668	£27,826,159	£26,014,573	£25,944,142	£24,265,461	£22,586,781
60% LAR : 40% CIR	50%	£27,141,145	£21,395,258	£19,583,672	£19,513,241	£17,834,560	£16,155,880

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£111,781,350	£101,589,252	£99,380,802	£99,310,471	£97,631,790	£95,953,110
60% LAR : 40% CIR	5%	£104,881,672	£94,689,200	£92,480,750	£92,410,419	£90,731,738	£89,053,058
60% LAR : 40% CIR	10%	£97,988,511	£88,247,647	£86,039,197	£85,968,866	£84,290,185	£82,611,505
60% LAR : 40% CIR	15%	£91,041,988	£81,816,747	£79,608,297	£79,537,966	£77,859,285	£76,180,605
60% LAR : 40% CIR	20%	£84,102,229	£75,375,847	£73,170,397	£73,100,066	£71,421,385	£69,742,705
60% LAR : 40% CIR	25%	£77,145,355	£68,915,396	£66,706,946	£66,636,615	£64,957,934	£63,279,254
60% LAR : 40% CIR	30%	£70,175,198	£62,445,193	£60,238,593	£60,168,262	£58,489,581	£56,810,901
60% LAR : 40% CIR	35%	£63,174,566	£55,965,136	£53,758,686	£53,688,355	£52,009,674	£50,331,094
60% LAR : 40% CIR	40%	£56,160,977	£49,466,348	£47,257,898	£47,187,567	£45,508,886	£43,830,306
60% LAR : 40% CIR	45%	£49,134,584	£42,946,483	£40,737,948	£40,667,617	£38,988,936	£37,310,356
60% LAR : 40% CIR	50%	£42,096,505	£36,396,204	£34,187,654	£34,117,323	£32,438,642	£30,760,062

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone C - £1,050 paf
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No Units	200
Site Area	0.29 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£26,702,539	£14,001,621	£11,537,339	£11,440,077	£8,953,128	£6,451,244
60% LAR : 40% CIR	5%	£23,781,099	£11,943,241	£9,177,482	£9,079,114	£6,586,200	£4,093,304
60% LAR : 40% CIR	10%	£20,828,261	£9,265,069	£6,780,385	£6,682,362	£4,189,577	£1,695,863
60% LAR : 40% CIR	15%	£17,849,808	£6,839,856	£4,362,642	£4,264,933	£1,775,391	£-750,906
60% LAR : 40% CIR	20%	£14,851,910	£4,394,921	£1,917,854	£1,819,842	£-999,780	£-3,246,215
60% LAR : 40% CIR	25%	£11,816,311	£1,927,616	£-582,256	£-683,416	£-3,223,701	£-5,798,709
60% LAR : 40% CIR	30%	£8,748,513	£-599,488	£-3,134,352	£-3,234,287	£-5,805,969	£-8,379,512
60% LAR : 40% CIR	35%	£5,650,497	£-3,176,796	£-5,743,867	£-5,845,117	£-8,416,575	£-11,026,569
60% LAR : 40% CIR	40%	£2,506,301	£-5,912,803	£-9,389,269	£-9,491,894	£-11,056,637	£-13,699,779
60% LAR : 40% CIR	45%	£-985,450	£-8,490,886	£-11,091,533	£-11,194,027	£-13,794,674	£-16,395,319
60% LAR : 40% CIR	50%	£-3,988,621	£-11,216,304	£-13,814,402	£-13,916,790	£-16,514,889	£-19,112,987

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£1,197,378	£13,898,093	£16,382,378	£16,459,637	£18,348,586	£21,448,470
60% LAR : 40% CIR	5%	£4,112,610	£16,296,478	£18,722,232	£18,800,609	£21,513,566	£25,084,410
60% LAR : 40% CIR	10%	£7,071,454	£18,634,645	£21,119,530	£21,201,352	£23,702,037	£28,203,851
60% LAR : 40% CIR	15%	£10,049,907	£21,059,858	£23,537,073	£23,618,782	£26,124,324	£29,650,622
60% LAR : 40% CIR	20%	£13,047,804	£23,504,793	£25,981,860	£26,060,772	£28,599,474	£31,145,599
60% LAR : 40% CIR	25%	£16,063,404	£25,972,096	£28,462,970	£28,383,134	£31,123,415	£32,698,423
60% LAR : 40% CIR	30%	£19,101,202	£28,499,203	£31,034,068	£31,134,001	£33,705,684	£35,279,226
60% LAR : 40% CIR	35%	£22,249,217	£31,079,510	£33,643,572	£33,744,831	£36,318,289	£37,926,284
60% LAR : 40% CIR	40%	£25,493,413	£33,712,318	£36,288,074	£36,491,809	£38,956,651	£41,599,483
60% LAR : 40% CIR	45%	£28,856,184	£36,360,600	£38,961,247	£39,263,742	£41,694,388	£44,295,034
60% LAR : 40% CIR	50%	£31,888,336	£39,116,018	£41,714,117	£42,016,505	£44,414,603	£47,012,702

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£10,363,682	£2,397,236	£4,801,518	£4,898,780	£7,385,729	£9,897,613
60% LAR : 40% CIR	5%	£7,448,242	£5,668,616	£2,371,099	£2,381,275	£4,762,645	£6,245,563
60% LAR : 40% CIR	10%	£4,489,404	£7,073,788	£-958,472	£-956,495	£-12,141,190	£-14,642,994
60% LAR : 40% CIR	15%	£1,510,950	£9,499,001	£-1,976,218	£-1,973,924	£-14,563,467	£-17,089,765
60% LAR : 40% CIR	20%	£-1,498,987	£11,943,009	£-4,461,003	£-4,458,819	£-17,038,617	£-19,585,092
60% LAR : 40% CIR	25%	£-4,522,547	£14,411,241	£-6,922,113	£-6,920,275	£-19,562,558	£-22,137,586
60% LAR : 40% CIR	30%	£-7,590,344	£16,938,345	£-9,473,209	£-9,472,144	£-22,144,827	£-24,718,369
60% LAR : 40% CIR	35%	£-10,688,380	£19,514,653	£-12,062,714	£-12,063,974	£-24,767,432	£-27,385,427
60% LAR : 40% CIR	40%	£-13,820,596	£22,151,468	£-14,728,117	£-14,728,117	£-27,434,894	£-30,038,626
60% LAR : 40% CIR	45%	£-17,034,307	£24,823,743	£-17,430,390	£-17,532,884	£-30,133,531	£-32,734,177
60% LAR : 40% CIR	50%	£-20,327,479	£27,556,061	£-20,183,869	£-20,285,648	£-32,883,746	£-35,451,844

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£15,153,968	£2,453,050	£11,392	£16,494	£2,596,343	£3,097,327
60% LAR : 40% CIR	5%	£12,228,528	£9,698,616	£2,371,099	£2,469,657	£4,862,362	£7,456,267
60% LAR : 40% CIR	10%	£9,279,689	£2,283,502	£4,768,187	£4,866,200	£7,350,894	£9,852,708
60% LAR : 40% CIR	15%	£6,301,236	£4,709,719	£7,185,930	£7,283,639	£9,773,181	£12,299,479
60% LAR : 40% CIR	20%	£3,303,335	£7,153,650	£9,600,717	£9,729,639	£12,248,331	£14,794,786
60% LAR : 40% CIR	25%	£267,739	£9,620,955	£12,131,627	£12,231,989	£14,772,272	£17,347,280
60% LAR : 40% CIR	30%	£-2,800,059	£12,148,060	£14,682,624	£14,782,858	£17,354,541	£19,828,083
60% LAR : 40% CIR	35%	£-5,868,074	£14,724,367	£17,292,429	£17,393,668	£19,867,146	£22,315,141
60% LAR : 40% CIR	40%	£-8,942,270	£17,361,675	£19,897,831	£20,000,465	£22,444,408	£24,830,350
60% LAR : 40% CIR	45%	£-12,044,021	£20,039,458	£22,640,104	£22,742,589	£25,343,245	£27,843,891
60% LAR : 40% CIR	50%	£-15,327,193	£22,764,876	£25,382,974	£25,485,362	£28,083,480	£30,661,558

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£20,318,339	£8,715,821	£3,661,389	£3,540,077	£3,087,128	£1,995,244
60% LAR : 40% CIR	5%	£17,901,059	£6,757,241	£1,291,482	£3,183,114	£7,000,209	£1,995,244
60% LAR : 40% CIR	10%	£14,942,261	£4,379,069	£-894,385	£796,362	£-1,688,323	£-4,190,137
60% LAR : 40% CIR	15%	£11,963,808	£2,053,856	£-1,523,998	£1,821,567	£-4,110,609	£-6,936,908
60% LAR : 40% CIR	20%	£9,065,310	£-1,849,146	£-3,968,146	£4,667,628	£-6,861,789	£-9,152,214
60% LAR : 40% CIR	25%	£6,030,311	£-4,958,384	£-6,460,250	£6,569,518	£-9,109,701	£-11,684,790
60% LAR : 40% CIR	30%	£2,962,513	£-8,485,489	£-9,020,352	£9,120,287	£-11,811,969	£-14,285,572
60% LAR : 40% CIR	35%	£-1,055,608	£-10,861,795	£-11,659,851	£11,751,117	£-14,504,675	£-16,912,569
60% LAR : 40% CIR	40%	£-3,379,699	£-13,098,603	£-14,275,260	£14,377,684	£-16,981,637	£-19,585,776
60% LAR : 40% CIR	45%	£-5,811,450	£-15,376,888	£-16,977,533	£17,080,027	£-19,680,674	£-22,281,319
60% LAR : 40% CIR	50%	£-8,374,621	£-17,702,394	£-19,706,402	£19,802,799	£-22,400,689	£-24,998,987

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone C - £1,150 psf
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No Units	200
Site Area	0.29 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£35,404,052	£22,712,859	£20,285,612	£20,189,812	£17,739,352	£15,275,069
60% LAR - 40% CIR	5%	£32,054,057	£19,942,723	£17,513,179	£17,418,290	£14,960,851	£12,505,411
60% LAR - 40% CIR	10%	£28,684,574	£17,152,295	£14,704,952	£14,608,403	£12,161,060	£9,706,855
60% LAR - 40% CIR	15%	£25,295,772	£14,316,376	£11,876,390	£11,780,150	£9,337,477	£6,880,262
60% LAR - 40% CIR	20%	£21,887,818	£11,461,030	£9,027,670	£8,931,708	£6,462,173	£3,991,684
60% LAR - 40% CIR	25%	£18,433,036	£8,586,432	£6,127,491	£6,030,917	£3,965,815	£1,482,224
60% LAR - 40% CIR	30%	£14,956,878	£5,684,031	£3,204,787	£3,107,834	£626,496	£-1,886,809
60% LAR - 40% CIR	35%	£11,450,370	£2,716,869	£238,071	£139,832	£-2,388,228	£-4,940,354
60% LAR - 40% CIR	40%	£7,899,007	£-291,139	£-2,807,891	£-2,907,273	£-5,465,746	£-8,030,554
60% LAR - 40% CIR	45%	£4,307,465	£-3,357,112	£-5,918,673	£-6,019,628	£-8,594,573	£-11,195,218
60% LAR - 40% CIR	50%	£667,441	£-6,498,735	£-9,087,038	£-9,189,426	£-11,787,525	£-14,385,623

Residual Land values compared to benchmark land values
 Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£7,504,338	£5,188,856	£7,674,103	£7,709,092	£10,160,382	£12,624,648
60% LAR - 40% CIR	5%	£4,154,343	£7,866,991	£10,366,924	£10,463,454	£12,938,864	£15,398,303
60% LAR - 40% CIR	10%	£754,880	£10,747,419	£13,194,762	£13,291,311	£15,738,654	£18,192,859
60% LAR - 40% CIR	15%	£-2,803,942	£-13,583,339	£-16,023,324	£-16,119,564	£-18,562,237	£-21,039,452
60% LAR - 40% CIR	20%	£6,011,996	£-16,438,684	£-18,872,044	£-18,968,506	£-21,437,541	£-23,908,031
60% LAR - 40% CIR	25%	£-3,468,479	£-19,413,292	£-21,722,223	£-21,818,368	£-24,333,889	£-26,817,490
60% LAR - 40% CIR	30%	£-12,942,838	£-22,235,683	£-24,684,928	£-24,781,881	£-27,738,523	£-29,738,523
60% LAR - 40% CIR	35%	£-16,440,844	£-25,182,845	£-27,861,643	£-27,959,882	£-30,287,942	£-32,840,069
60% LAR - 40% CIR	40%	£-20,000,707	£-28,181,254	£-30,707,815	£-30,807,067	£-33,385,460	£-35,833,268
60% LAR - 40% CIR	45%	£-23,592,250	£-31,256,620	£-33,816,387	£-33,919,342	£-36,494,287	£-39,004,933
60% LAR - 40% CIR	50%	£-27,232,273	£-34,398,449	£-36,988,753	£-37,093,141	£-39,687,239	£-42,285,337

Residual Land values compared to benchmark land values
 Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£19,065,195	£6,374,002	£3,946,754	£3,850,955	£1,400,495	£-1,063,788
60% LAR - 40% CIR	5%	£15,715,200	£7,863,866	£1,174,222	£1,077,453	£1,376,662	£1,376,662
60% LAR - 40% CIR	10%	£12,345,717	£813,438	£-1,633,905	£-1,730,454	£-4,777,797	£-6,832,002
60% LAR - 40% CIR	15%	£8,956,915	£-2,022,481	£-4,462,467	£-4,558,707	£-7,001,380	£-9,476,585
60% LAR - 40% CIR	20%	£5,548,361	£-4,877,627	£-7,313,967	£-7,407,169	£-9,070,684	£-11,547,173
60% LAR - 40% CIR	25%	£2,094,170	£-7,752,465	£-10,611,366	£-10,708,540	£-12,773,042	£-15,028,639
60% LAR - 40% CIR	30%	£-1,381,979	£-10,674,626	£-14,134,070	£-14,231,024	£-16,712,361	£-18,237,668
60% LAR - 40% CIR	35%	£-4,988,487	£-13,621,988	£-18,100,798	£-18,198,025	£-19,727,085	£-21,279,212
60% LAR - 40% CIR	40%	£-8,439,893	£-16,603,307	£-21,146,698	£-21,243,290	£-22,904,603	£-24,369,411
60% LAR - 40% CIR	45%	£-12,031,362	£-19,605,960	£-24,257,530	£-24,354,485	£-26,033,430	£-27,534,078
60% LAR - 40% CIR	50%	£-15,871,816	£-22,637,992	£-26,426,898	£-26,528,284	£-28,126,368	£-30,124,480

Residual Land values compared to benchmark land values
 Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£23,855,481	£11,164,287	£8,737,040	£8,641,241	£6,190,780	£3,726,498
60% LAR - 40% CIR	5%	£20,505,486	£8,394,152	£5,964,698	£5,867,719	£3,412,279	£966,639
60% LAR - 40% CIR	10%	£17,136,003	£5,603,723	£3,156,380	£3,059,832	£612,489	£-1,841,716
60% LAR - 40% CIR	15%	£13,747,201	£2,767,804	£327,810	£231,578	£-3,211,094	£-4,888,509
60% LAR - 40% CIR	20%	£10,339,249	£-297,248	£-2,580,801	£-2,678,880	£-5,098,398	£-7,566,898
60% LAR - 40% CIR	25%	£6,884,464	£-2,962,139	£-5,421,080	£-5,518,255	£-7,862,757	£-10,466,347
60% LAR - 40% CIR	30%	£3,408,306	£-5,884,340	£-8,343,785	£-8,440,738	£-10,922,075	£-13,447,381
60% LAR - 40% CIR	35%	£-28,201	£-8,811,702	£-11,810,900	£-11,908,130	£-13,986,799	£-16,498,280
60% LAR - 40% CIR	40%	£-3,649,584	£-11,830,111	£-14,356,372	£-14,455,344	£-17,014,318	£-19,579,125
60% LAR - 40% CIR	45%	£-7,241,107	£-14,865,833	£-17,467,245	£-17,568,189	£-20,143,144	£-22,743,790
60% LAR - 40% CIR	50%	£-10,871,130	£-18,047,396	£-20,636,610	£-20,737,938	£-23,336,096	£-25,934,195

Residual Land values compared to benchmark land values
 Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£29,318,052	£16,866,899	£14,386,812	£14,303,912	£11,253,392	£9,389,069
60% LAR - 40% CIR	5%	£26,168,057	£14,066,723	£11,627,179	£11,530,290	£8,074,851	£6,819,411
60% LAR - 40% CIR	10%	£22,798,574	£11,266,296	£8,816,952	£8,722,403	£6,275,060	£3,820,855
60% LAR - 40% CIR	15%	£19,409,772	£8,430,376	£5,990,390	£5,894,150	£3,451,477	£1,974,262
60% LAR - 40% CIR	20%	£16,011,818	£5,573,030	£3,141,670	£3,045,708	£1,074,172	£-1,894,316
60% LAR - 40% CIR	25%	£12,547,036	£2,700,432	£241,491	£144,317	£-42,301,185	£-4,803,776
60% LAR - 40% CIR	30%	£9,070,878	£-2,221,989	£-2,881,213	£-2,776,188	£-5,229,504	£-7,784,809
60% LAR - 40% CIR	35%	£5,564,370	£-5,169,131	£-8,667,669	£-8,748,168	£-9,274,228	£-10,856,354
60% LAR - 40% CIR	40%	£2,013,007	£-8,167,539	£-12,053,801	£-12,133,373	£-11,351,746	£-13,016,554
60% LAR - 40% CIR	45%	£-1,578,535	£-10,243,112	£-14,804,673	£-14,905,628	£-14,480,573	£-17,081,218
60% LAR - 40% CIR	50%	£-5,216,659	£-12,284,738	£-16,673,008	£-16,676,426	£-17,673,565	£-20,371,623

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone C - £1,350 psf
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No Units	200
Site Area	0.29 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£52,610,536	£39,903,694	£37,512,925	£37,418,565	£35,027,798	£32,637,030
60% LAR - 40% CIR	5%	£48,645,093	£36,297,454	£33,915,276	£33,821,276	£31,430,087	£29,040,075
60% LAR - 40% CIR	10%	£44,242,285	£32,672,060	£30,297,725	£30,204,057	£27,819,588	£25,409,026
60% LAR - 40% CIR	15%	£40,014,885	£29,027,643	£26,657,884	£26,563,089	£24,159,776	£21,756,461
60% LAR - 40% CIR	20%	£35,789,621	£25,364,352	£22,970,665	£22,876,145	£20,479,356	£18,082,568
60% LAR - 40% CIR	25%	£31,503,660	£21,654,747	£19,263,788	£19,169,491	£17,778,510	£15,383,664
60% LAR - 40% CIR	30%	£27,197,246	£17,923,242	£15,537,361	£15,443,300	£13,021,663	£10,599,378
60% LAR - 40% CIR	35%	£22,862,694	£14,172,778	£11,754,856	£11,659,648	£9,241,828	£6,802,661
60% LAR - 40% CIR	40%	£18,505,209	£10,365,094	£7,961,620	£7,865,670	£5,410,754	£2,959,869
60% LAR - 40% CIR	45%	£14,092,997	£6,535,910	£4,088,115	£3,991,643	£1,541,824	£-957,713
60% LAR - 40% CIR	50%	£9,645,796	£2,643,976	£180,414	£82,573	£-436,760	£-4,980,799

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£24,710,821	£12,003,979	£9,613,211	£9,518,851	£7,128,083	£4,737,316
60% LAR - 40% CIR	5%	£20,345,979	£8,367,750	£6,015,961	£5,921,562	£3,533,373	£1,140,360
60% LAR - 40% CIR	10%	£16,342,571	£4,772,345	£2,389,011	£2,304,343	£-890,142	£-2,009,486
60% LAR - 40% CIR	15%	£12,115,171	£1,127,929	£-1,241,931	£-1,336,625	£-3,739,939	£-6,143,254
60% LAR - 40% CIR	20%	£7,868,307	£-2,556,330	£-4,009,049	£-3,023,599	£-7,420,359	£-9,817,149
60% LAR - 40% CIR	25%	£3,603,946	£-4,644,969	£-6,635,949	£-5,244,969	£-11,141,204	£-13,546,054
60% LAR - 40% CIR	30%	£-702,469	£-8,976,473	£-12,362,353	£-12,456,414	£-14,878,052	£-17,300,337
60% LAR - 40% CIR	35%	£-5,037,030	£-13,726,937	£-16,144,758	£-16,240,065	£-18,697,897	£-21,097,053
60% LAR - 40% CIR	40%	£-9,341,665	£-17,534,631	£-19,946,694	£-20,043,844	£-22,488,360	£-24,839,648
60% LAR - 40% CIR	45%	£-13,806,718	£-21,363,604	£-23,811,599	£-23,908,071	£-26,357,590	£-28,657,428
60% LAR - 40% CIR	50%	£-18,253,918	£-25,255,739	£-27,719,301	£-27,817,142	£-30,336,474	£-32,880,514

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£36,271,678	£23,654,637	£21,174,068	£21,079,708	£18,688,941	£16,298,173
60% LAR - 40% CIR	5%	£32,106,226	£19,568,607	£17,574,719	£17,472,419	£15,083,230	£12,692,217
60% LAR - 40% CIR	10%	£27,903,428	£15,333,202	£13,958,868	£13,865,200	£11,480,731	£9,070,169
60% LAR - 40% CIR	15%	£23,676,028	£12,688,786	£10,319,027	£10,224,232	£7,820,918	£5,417,604
60% LAR - 40% CIR	20%	£19,429,764	£9,055,325	£6,637,686	£6,571,288	£4,140,498	£1,743,708
60% LAR - 40% CIR	25%	£15,194,803	£5,315,889	£2,924,900	£2,830,634	£439,653	£-1,985,113
60% LAR - 40% CIR	30%	£10,858,388	£1,584,334	£-201,496	£-265,557	£-3,317,194	£-5,730,480
60% LAR - 40% CIR	35%	£6,523,837	£-2,186,079	£-4,583,901	£-4,679,299	£-7,097,029	£-9,536,196
60% LAR - 40% CIR	40%	£2,169,352	£-4,913,715	£-8,397,807	£-8,492,987	£-10,909,983	£-13,378,991
60% LAR - 40% CIR	45%	£-2,245,961	£-8,002,347	£-12,260,742	£-12,347,214	£-14,797,033	£-17,296,571
60% LAR - 40% CIR	50%	£-6,693,061	£-13,694,882	£-16,188,443	£-16,296,285	£-18,778,617	£-21,319,658

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£41,061,964	£28,355,722	£25,964,354	£25,860,994	£23,476,226	£21,086,459
60% LAR - 40% CIR	5%	£36,896,522	£24,149,803	£22,386,704	£22,272,704	£19,890,516	£17,491,503
60% LAR - 40% CIR	10%	£32,693,713	£21,123,488	£18,749,154	£18,655,485	£16,271,016	£13,860,455
60% LAR - 40% CIR	15%	£28,466,314	£17,479,072	£15,109,312	£15,014,518	£12,611,204	£10,207,889
60% LAR - 40% CIR	20%	£24,220,950	£13,815,811	£11,422,094	£11,327,574	£8,930,784	£6,533,994
60% LAR - 40% CIR	25%	£19,955,089	£10,106,175	£7,715,194	£7,620,919	£5,229,939	£2,805,093
60% LAR - 40% CIR	30%	£15,648,674	£6,374,670	£3,988,789	£3,894,729	£1,473,051	£-949,194
60% LAR - 40% CIR	35%	£11,314,122	£2,624,296	£226,305	£111,077	£-2,096,744	£-4,445,916
60% LAR - 40% CIR	40%	£6,966,638	£-1,661,888	£-3,995,351	£-4,092,102	£-6,137,807	£-8,588,705
60% LAR - 40% CIR	45%	£2,544,425	£-5,012,661	£-7,460,456	£-7,556,928	£-10,006,747	£-12,506,285
60% LAR - 40% CIR	50%	£-1,902,775	£-8,304,506	£-11,388,158	£-11,484,939	£-13,860,331	£-16,029,377

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
	0%	£46,724,536	£34,077,894	£31,666,365	£31,572,365	£29,141,788	£26,751,038
60% LAR - 40% CIR	5%	£42,550,164	£30,411,464	£28,002,776	£27,908,276	£25,477,648	£23,086,898
60% LAR - 40% CIR	10%	£38,356,285	£26,786,060	£24,411,725	£24,318,057	£21,933,588	£19,523,026
60% LAR - 40% CIR	15%	£34,128,885	£23,141,643	£20,771,884	£20,677,089	£18,273,776	£15,870,461
60% LAR - 40% CIR	20%	£29,867,621	£19,478,392	£17,084,665	£16,990,165	£14,563,366	£12,166,566
60% LAR - 40% CIR	25%	£25,617,660	£15,768,747	£13,377,766	£13,283,491	£10,892,510	£8,467,664
60% LAR - 40% CIR	30%	£21,311,246	£12,037,242	£9,651,361	£9,557,300	£7,136,663	£4,713,378
60% LAR - 40% CIR	35%	£16,976,694	£8,286,778	£5,988,956	£5,773,848	£3,355,829	£916,661
60% LAR - 40% CIR	40%	£12,619,209	£4,479,084	£2,065,020	£1,969,870	£-745,236	£-2,926,134
60% LAR - 40% CIR	45%	£8,206,597	£649,910	£-1,797,885	£-1,894,357	£-4,344,176	£-6,843,713
60% LAR - 40% CIR	50%	£3,759,796	£-2,446,039	£-5,706,696	£-5,803,427	£-8,922,760	£-10,966,799

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 200 Flats

Value Area	Zone C - £1,500 psf
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No Units	200
Site Area	0.29 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£95,426,630	£52,639,377	£50,284,539	£50,191,597	£47,836,759	£45,480,591
60% LAR : 40% CIR	5%	£90,620,384	£48,419,460	£46,073,072	£45,980,486	£43,634,088	£41,288,281
60% LAR : 40% CIR	10%	£55,795,230	£44,180,655	£41,842,005	£41,749,743	£39,388,928	£37,034,594
60% LAR : 40% CIR	15%	£50,951,334	£39,923,125	£37,577,475	£37,484,105	£35,116,910	£32,749,714
60% LAR : 40% CIR	20%	£46,088,857	£35,639,231	£33,278,462	£33,185,363	£30,821,594	£28,463,925
60% LAR : 40% CIR	25%	£41,197,940	£31,315,111	£28,960,085	£28,867,206	£26,512,159	£24,126,712
60% LAR : 40% CIR	30%	£36,286,160	£26,972,478	£24,622,455	£24,529,808	£22,147,323	£19,761,442
60% LAR : 40% CIR	35%	£31,320,014	£22,611,495	£20,232,248	£20,138,372	£17,756,888	£15,368,474
60% LAR : 40% CIR	40%	£26,341,026	£18,195,858	£15,818,075	£15,724,354	£13,329,095	£10,944,942
60% LAR : 40% CIR	45%	£21,317,072	£13,759,692	£11,357,744	£11,262,723	£8,851,715	£6,423,760
60% LAR : 40% CIR	50%	£16,260,659	£9,266,819	£6,858,172	£6,763,251	£4,318,361	£1,872,964

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£37,526,915	£24,739,662	£22,384,825	£22,291,883	£19,937,045	£17,580,877
60% LAR : 40% CIR	0%	£37,526,915	£24,739,662	£22,384,825	£22,291,883	£19,937,045	£17,580,877
60% LAR : 40% CIR	5%	£32,720,869	£20,519,746	£18,173,368	£18,080,772	£15,734,384	£13,388,367
60% LAR : 40% CIR	10%	£27,955,515	£16,290,041	£13,942,291	£13,850,029	£11,489,214	£9,114,880
60% LAR : 40% CIR	15%	£23,051,619	£12,023,410	£9,717,781	£9,624,391	£7,217,196	£4,850,000
60% LAR : 40% CIR	20%	£18,189,142	£7,739,517	£5,376,748	£5,283,648	£2,924,880	£564,111
60% LAR : 40% CIR	25%	£13,298,226	£3,415,307	£1,060,351	£961,462	£-24,956	£-373,003
60% LAR : 40% CIR	30%	£8,368,446	£-927,236	£-3,277,260	£-3,369,997	£-5,752,392	£-8,138,273
60% LAR : 40% CIR	35%	£3,420,300	£-5,289,219	£-10,697,467	£-10,791,342	£-14,142,826	£-17,531,241
60% LAR : 40% CIR	40%	£-1,559,668	£-10,763,495	£-17,861,639	£-17,955,360	£-21,350,769	£-24,984,772
60% LAR : 40% CIR	45%	£-6,562,642	£-14,140,023	£-21,541,070	£-21,636,992	£-25,047,599	£-28,675,954
60% LAR : 40% CIR	50%	£-11,639,055	£-18,632,995	£-24,811,942	£-24,908,463	£-28,018,353	£-31,626,751

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£49,087,772	£36,300,519	£33,945,682	£33,852,740	£31,497,902	£29,141,734
60% LAR : 40% CIR	0%	£49,087,772	£36,300,519	£33,945,682	£33,852,740	£31,497,902	£29,141,734
60% LAR : 40% CIR	5%	£44,281,526	£32,080,003	£29,724,215	£29,631,629	£27,280,211	£24,928,474
60% LAR : 40% CIR	10%	£39,456,372	£27,841,798	£25,503,148	£25,410,886	£23,050,071	£20,675,737
60% LAR : 40% CIR	15%	£34,612,476	£23,584,268	£21,238,618	£21,145,248	£18,778,053	£16,410,857
60% LAR : 40% CIR	20%	£29,750,000	£19,320,374	£16,958,605	£16,865,595	£14,485,737	£12,124,968
60% LAR : 40% CIR	25%	£24,859,083	£14,976,254	£12,621,208	£12,528,349	£10,173,302	£7,787,854
60% LAR : 40% CIR	30%	£19,929,303	£10,633,621	£8,283,597	£8,190,950	£5,808,465	£3,422,585
60% LAR : 40% CIR	35%	£14,981,157	£6,272,638	£3,893,391	£3,799,515	£1,418,031	£-970,384
60% LAR : 40% CIR	40%	£10,022,169	£1,857,001	£-259,782	£-264,943	£-1,008,981	£-1,583,922
60% LAR : 40% CIR	45%	£4,978,215	£-2,579,165	£-4,981,113	£-5,076,134	£-7,487,142	£-9,915,097
60% LAR : 40% CIR	50%	£-1,018,198	£-7,072,938	£-14,480,688	£-14,575,606	£-18,093,496	£-21,468,803

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£53,878,058	£41,090,905	£38,736,968	£38,643,026	£36,288,198	£33,932,020
60% LAR : 40% CIR	0%	£53,878,058	£41,090,905	£38,736,968	£38,643,026	£36,288,198	£33,932,020
60% LAR : 40% CIR	5%	£49,071,812	£36,870,888	£34,604,601	£34,511,915	£32,163,507	£29,769,710
60% LAR : 40% CIR	10%	£44,246,658	£32,632,084	£30,293,433	£30,201,171	£27,840,357	£25,466,023
60% LAR : 40% CIR	15%	£39,402,762	£28,374,553	£26,028,903	£25,936,534	£23,566,338	£21,201,143
60% LAR : 40% CIR	20%	£34,540,285	£24,090,660	£21,729,891	£21,637,891	£19,272,023	£16,915,254
60% LAR : 40% CIR	25%	£29,649,368	£19,766,540	£17,411,493	£17,318,635	£14,963,588	£12,578,140
60% LAR : 40% CIR	30%	£24,719,589	£15,423,907	£13,073,883	£12,981,236	£10,598,751	£8,212,870
60% LAR : 40% CIR	35%	£19,771,443	£11,062,924	£8,683,676	£8,591,691	£6,208,317	£3,819,692
60% LAR : 40% CIR	40%	£14,762,452	£6,647,698	£4,295,504	£4,175,793	£1,799,434	£-393,093
60% LAR : 40% CIR	45%	£9,768,500	£2,211,120	£-1,900,827	£-2,085,849	£-4,696,856	£-5,124,811
60% LAR : 40% CIR	50%	£4,712,088	£-2,281,792	£-6,690,399	£-6,785,326	£-12,493,210	£-16,675,608

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£59,940,630	£46,753,377	£44,388,359	£44,305,397	£41,960,758	£39,594,591
60% LAR : 40% CIR	0%	£59,940,630	£46,753,377	£44,388,359	£44,305,397	£41,960,758	£39,594,591
60% LAR : 40% CIR	5%	£54,734,384	£42,533,460	£40,187,072	£40,104,486	£37,748,088	£35,388,281
60% LAR : 40% CIR	10%	£49,509,230	£38,294,655	£35,966,005	£35,883,743	£33,502,928	£31,128,594
60% LAR : 40% CIR	15%	£44,285,334	£34,037,125	£31,691,475	£31,598,105	£29,230,910	£26,863,714
60% LAR : 40% CIR	20%	£39,032,857	£29,753,511	£27,392,462	£27,299,893	£24,938,594	£22,577,826
60% LAR : 40% CIR	25%	£33,711,940	£25,429,111	£23,074,065	£22,981,206	£20,626,159	£18,240,712
60% LAR : 40% CIR	30%	£28,382,160	£21,086,478	£18,736,455	£18,643,808	£16,291,323	£13,875,442
60% LAR : 40% CIR	35%	£23,034,014	£16,725,095	£14,340,248	£14,252,372	£11,870,888	£9,482,474
60% LAR : 40% CIR	40%	£17,652,026	£12,309,658	£9,932,075	£9,838,354	£7,443,006	£5,028,942
60% LAR : 40% CIR	45%	£12,211,072	£7,873,692	£5,471,744	£5,376,723	£2,965,715	£537,760
60% LAR : 40% CIR	50%	£6,712,659	£3,380,619	£972,172	£977,251	£-1,667,639	£-4,618,096

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone C - £1,750 psf
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No Units	200
Site Area	0.29 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£86,645,593	£73,699,604	£71,380,358	£71,288,812	£68,969,366	£66,649,919
60% LAR - 40% CIR	5%	£80,800,333	£68,449,615	£66,138,492	£66,047,297	£63,736,173	£61,425,049
60% LAR - 40% CIR	10%	£74,936,450	£63,180,822	£60,877,319	£60,786,445	£58,482,942	£56,150,977
60% LAR - 40% CIR	15%	£69,054,105	£57,893,586	£55,597,008	£55,506,424	£53,186,534	£50,854,916
60% LAR - 40% CIR	20%	£63,153,458	£52,586,066	£50,280,440	£50,189,740	£47,863,451	£45,538,162
60% LAR - 40% CIR	25%	£57,228,081	£47,251,319	£44,931,686	£44,840,203	£42,520,550	£40,200,897
60% LAR - 40% CIR	30%	£51,280,925	£41,878,673	£39,563,969	£39,472,714	£37,158,008	£34,813,915
60% LAR - 40% CIR	35%	£45,275,678	£36,487,955	£34,177,516	£34,086,440	£31,741,503	£29,396,810
60% LAR - 40% CIR	40%	£39,272,504	£31,075,991	£28,733,843	£28,641,532	£26,299,484	£23,954,365
60% LAR - 40% CIR	45%	£33,217,848	£25,608,411	£23,289,328	£23,177,141	£20,819,996	£18,445,223
60% LAR - 40% CIR	50%	£27,138,454	£20,123,078	£17,754,267	£17,660,772	£15,288,325	£12,900,403

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£58,745,879	£45,800,690	£43,480,643	£43,389,098	£41,069,651	£38,750,204
60% LAR - 40% CIR	5%	£52,900,919	£40,949,991	£38,281,778	£38,147,583	£35,836,458	£33,525,335
60% LAR - 40% CIR	10%	£47,036,736	£35,281,107	£32,677,005	£32,686,731	£30,383,228	£28,261,263
60% LAR - 40% CIR	15%	£41,154,391	£29,993,871	£27,697,293	£27,606,709	£25,286,820	£23,165,202
60% LAR - 40% CIR	20%	£35,253,745	£24,688,351	£22,380,725	£22,289,026	£19,963,737	£17,838,447
60% LAR - 40% CIR	25%	£29,326,366	£19,351,605	£17,031,962	£16,940,489	£14,620,635	£12,501,162
60% LAR - 40% CIR	30%	£23,361,211	£13,978,959	£11,684,254	£11,572,999	£9,258,294	£7,134,201
60% LAR - 40% CIR	35%	£17,375,964	£8,588,240	£6,277,801	£6,186,726	£3,841,789	£1,716,096
60% LAR - 40% CIR	40%	£11,372,790	£3,176,176	£834,129	£741,819	£-1,008,288	£-2,365,886
60% LAR - 40% CIR	45%	£5,318,134	£-2,291,204	£-4,630,386	£-4,722,573	£-7,079,718	£-9,454,491
60% LAR - 40% CIR	50%	£-781,261	£-7,776,636	£-10,145,416	£-10,238,912	£-12,611,989	£-14,999,311

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£70,396,736	£57,360,947	£55,041,500	£54,949,955	£52,630,508	£50,311,062
60% LAR - 40% CIR	5%	£64,461,476	£52,110,759	£49,789,625	£49,738,440	£47,397,215	£45,056,192
60% LAR - 40% CIR	10%	£58,597,593	£46,841,965	£44,538,462	£44,447,588	£42,144,085	£39,812,120
60% LAR - 40% CIR	15%	£52,715,248	£41,554,729	£39,288,151	£39,167,567	£36,847,677	£34,516,059
60% LAR - 40% CIR	20%	£46,814,602	£36,249,289	£33,941,583	£33,849,863	£31,524,584	£29,193,305
60% LAR - 40% CIR	25%	£40,889,223	£30,912,492	£28,592,909	£28,501,346	£26,181,693	£23,862,040
60% LAR - 40% CIR	30%	£34,922,068	£25,539,816	£23,225,111	£23,133,856	£20,819,151	£18,475,058
60% LAR - 40% CIR	35%	£28,936,821	£20,149,098	£17,838,658	£17,747,593	£15,402,646	£13,056,953
60% LAR - 40% CIR	40%	£22,933,647	£14,737,034	£12,394,986	£12,302,675	£9,960,627	£7,615,507
60% LAR - 40% CIR	45%	£16,878,991	£9,269,553	£6,930,471	£6,838,284	£4,481,139	£2,106,366
60% LAR - 40% CIR	50%	£10,799,597	£3,784,221	£1,415,410	£1,321,915	£-1,050,532	£-3,436,484

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£75,097,022	£62,151,233	£59,831,786	£59,740,241	£57,420,794	£55,101,347
60% LAR - 40% CIR	5%	£69,161,476	£57,110,759	£54,869,621	£54,828,706	£52,509,259	£50,189,812
60% LAR - 40% CIR	10%	£63,287,879	£51,632,250	£49,328,748	£49,237,874	£46,934,370	£44,602,405
60% LAR - 40% CIR	15%	£57,405,534	£46,145,014	£44,048,436	£43,957,852	£41,637,963	£39,306,345
60% LAR - 40% CIR	20%	£51,504,887	£40,653,044	£38,711,688	£38,620,189	£36,301,890	£33,989,590
60% LAR - 40% CIR	25%	£45,679,509	£35,162,748	£33,383,095	£33,291,631	£30,971,978	£28,652,325
60% LAR - 40% CIR	30%	£39,712,354	£30,330,101	£28,015,397	£27,924,142	£25,609,437	£23,285,344
60% LAR - 40% CIR	35%	£33,727,106	£24,889,383	£22,628,844	£22,537,989	£20,192,392	£17,847,238
60% LAR - 40% CIR	40%	£27,723,933	£19,527,919	£17,185,271	£17,092,261	£14,750,913	£12,405,793
60% LAR - 40% CIR	45%	£21,669,277	£14,059,839	£11,720,756	£11,628,570	£9,271,425	£6,896,652
60% LAR - 40% CIR	50%	£15,589,882	£8,574,507	£6,205,695	£6,112,201	£3,739,753	£1,351,832

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£80,189,563	£67,875,804	£65,984,388	£65,902,212	£63,583,386	£61,263,918
60% LAR - 40% CIR	5%	£74,314,333	£62,563,615	£60,252,492	£60,161,297	£57,850,173	£55,539,049
60% LAR - 40% CIR	10%	£68,450,450	£57,294,822	£54,991,319	£54,900,445	£52,596,942	£50,284,977
60% LAR - 40% CIR	15%	£62,588,105	£52,007,586	£49,711,008	£49,620,424	£47,300,534	£44,988,916
60% LAR - 40% CIR	20%	£56,727,458	£46,712,086	£44,394,440	£44,302,740	£41,977,451	£39,665,162
60% LAR - 40% CIR	25%	£50,869,081	£41,365,319	£39,045,666	£38,954,203	£36,634,550	£34,314,897
60% LAR - 40% CIR	30%	£45,074,925	£36,022,673	£33,677,969	£33,586,714	£31,272,008	£28,927,615
60% LAR - 40% CIR	35%	£39,289,878	£30,691,955	£28,291,516	£28,200,440	£25,885,503	£23,509,810
60% LAR - 40% CIR	40%	£33,504,504	£25,359,891	£22,847,843	£22,755,532	£20,413,484	£18,088,365
60% LAR - 40% CIR	45%	£27,723,933	£19,722,411	£17,383,328	£17,291,141	£14,933,996	£12,559,223
60% LAR - 40% CIR	50%	£21,952,454	£14,237,078	£11,868,267	£11,774,772	£9,402,325	£7,014,403

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone C - £1,900 psf
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No Units	200
Site Area	0.29 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£99,326,797	£86,256,429	£83,971,840	£83,881,671	£81,500,529	£79,261,082
60% LAR : 40% CIR	5%	£92,870,982	£80,400,815	£78,119,096	£78,027,601	£75,716,778	£73,405,854
60% LAR : 40% CIR	10%	£86,387,310	£74,526,878	£72,227,366	£72,136,492	£69,832,988	£67,529,486
60% LAR : 40% CIR	15%	£79,868,806	£68,613,074	£66,316,496	£66,225,912	£63,929,335	£61,632,757
60% LAR : 40% CIR	20%	£73,332,001	£62,676,995	£60,386,653	£60,296,331	£58,005,988	£55,713,379
60% LAR : 40% CIR	25%	£66,777,056	£56,722,795	£54,438,094	£54,347,915	£52,059,816	£49,740,163
60% LAR : 40% CIR	30%	£60,204,132	£50,750,832	£48,467,283	£48,376,029	£46,061,324	£43,746,619
60% LAR : 40% CIR	35%	£53,606,139	£44,755,318	£42,444,879	£42,353,804	£40,043,364	£37,732,925
60% LAR : 40% CIR	40%	£46,962,161	£38,710,739	£36,403,889	£36,312,865	£34,005,600	£31,693,572
60% LAR : 40% CIR	45%	£40,300,418	£32,648,412	£30,333,287	£30,241,100	£27,902,017	£25,562,933
60% LAR : 40% CIR	50%	£33,601,306	£26,544,859	£24,208,067	£24,115,977	£21,779,185	£19,408,666

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£71,429,083	£58,356,715	£56,072,126	£55,981,957	£53,880,815	£51,811,368
60% LAR : 40% CIR	0%	£64,971,267	£52,501,001	£50,216,382	£50,126,197	£48,025,062	£45,956,940
60% LAR : 40% CIR	10%	£58,487,585	£46,627,184	£44,327,652	£44,237,477	£42,136,342	£39,968,772
60% LAR : 40% CIR	15%	£51,969,092	£40,713,359	£38,416,781	£38,326,197	£36,225,062	£34,068,042
60% LAR : 40% CIR	20%	£45,432,286	£34,777,281	£32,486,939	£32,396,617	£30,295,482	£28,140,062
60% LAR : 40% CIR	25%	£38,895,480	£28,822,080	£26,538,290	£26,448,200	£24,347,065	£22,190,440
60% LAR : 40% CIR	30%	£32,304,417	£22,850,917	£20,576,569	£20,476,315	£18,375,180	£16,220,904
60% LAR : 40% CIR	35%	£25,706,425	£16,855,604	£14,545,185	£14,454,089	£12,354,065	£10,200,904
60% LAR : 40% CIR	40%	£19,062,446	£10,811,224	£8,554,175	£8,413,251	£6,312,180	£4,160,904
60% LAR : 40% CIR	45%	£12,400,703	£4,748,697	£2,433,572	£2,341,386	£2,203	£1,061,904
60% LAR : 40% CIR	50%	£5,701,592	£1,354,655	£-8,081,618	£-8,183,738	£-16,120,529	£-16,491,048

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£52,989,940	£69,917,572	£67,632,983	£67,542,814	£65,241,672	£62,922,225
60% LAR : 40% CIR	0%	£76,532,124	£84,661,958	£81,780,230	£81,689,064	£79,377,922	£77,066,797
60% LAR : 40% CIR	10%	£70,048,453	£58,188,021	£55,888,509	£55,797,634	£53,496,492	£51,195,349
60% LAR : 40% CIR	15%	£63,529,949	£52,274,216	£49,977,638	£49,887,054	£47,585,912	£45,284,769
60% LAR : 40% CIR	20%	£56,993,144	£46,359,138	£44,047,796	£43,957,412	£41,656,270	£39,355,127
60% LAR : 40% CIR	25%	£50,438,199	£40,383,937	£38,099,147	£38,008,057	£35,706,915	£33,405,772
60% LAR : 40% CIR	30%	£43,865,274	£34,411,774	£32,128,426	£32,037,172	£29,736,030	£27,434,887
60% LAR : 40% CIR	35%	£37,287,282	£28,416,461	£26,106,022	£26,014,947	£23,713,805	£21,412,662
60% LAR : 40% CIR	40%	£30,623,933	£22,371,881	£20,065,032	£19,974,108	£17,673,065	£15,372,022
60% LAR : 40% CIR	45%	£23,961,561	£16,309,555	£13,994,429	£13,903,243	£11,602,222	£9,301,079
60% LAR : 40% CIR	50%	£17,262,449	£10,206,002	£7,869,209	£7,777,119	£5,440,328	£3,099,808

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£87,780,226	£74,707,957	£72,423,269	£72,333,100	£70,031,958	£67,730,815
60% LAR : 40% CIR	0%	£76,532,124	£84,661,958	£81,780,230	£81,689,064	£79,377,922	£77,066,797
60% LAR : 40% CIR	10%	£74,838,738	£62,978,307	£60,678,794	£60,588,620	£58,287,478	£55,986,335
60% LAR : 40% CIR	15%	£68,320,234	£57,064,502	£54,767,824	£54,677,340	£52,376,198	£50,075,055
60% LAR : 40% CIR	20%	£61,783,429	£51,150,434	£48,838,082	£48,747,760	£46,446,618	£44,145,475
60% LAR : 40% CIR	25%	£55,226,484	£45,174,223	£42,889,432	£42,799,343	£40,498,198	£38,197,055
60% LAR : 40% CIR	30%	£48,655,560	£39,202,090	£36,918,712	£36,827,458	£34,526,315	£32,225,172
60% LAR : 40% CIR	35%	£42,057,568	£33,206,747	£30,886,508	£30,795,254	£28,495,112	£26,193,969
60% LAR : 40% CIR	40%	£35,413,589	£27,182,187	£24,855,318	£24,764,393	£22,464,070	£20,162,927
60% LAR : 40% CIR	45%	£28,715,646	£21,099,840	£18,744,715	£18,653,528	£16,352,446	£14,051,303
60% LAR : 40% CIR	50%	£22,052,735	£14,996,288	£12,699,495	£12,567,405	£10,230,614	£7,889,094

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£53,442,797	£60,310,429	£76,086,940	£75,995,811	£73,694,669	£71,393,526
60% LAR : 40% CIR	0%	£86,984,382	£74,814,815	£72,333,096	£72,141,901	£69,840,778	£67,539,654
60% LAR : 40% CIR	10%	£80,501,310	£68,640,878	£66,341,366	£66,250,492	£63,949,350	£61,648,207
60% LAR : 40% CIR	15%	£73,982,806	£62,727,074	£60,430,496	£60,339,912	£58,038,768	£55,737,625
60% LAR : 40% CIR	20%	£67,446,011	£56,740,095	£54,460,653	£54,370,069	£52,068,925	£49,767,782
60% LAR : 40% CIR	25%	£60,891,056	£50,836,795	£48,542,004	£48,451,915	£46,150,770	£43,849,627
60% LAR : 40% CIR	30%	£54,318,132	£44,864,832	£42,581,283	£42,490,029	£40,188,884	£37,887,741
60% LAR : 40% CIR	35%	£47,720,139	£38,893,318	£36,569,879	£36,478,624	£34,177,479	£31,876,336
60% LAR : 40% CIR	40%	£41,076,161	£32,824,738	£30,517,889	£30,426,634	£28,125,489	£25,824,346
60% LAR : 40% CIR	45%	£34,414,418	£26,762,412	£24,447,287	£24,356,100	£22,054,955	£19,753,812
60% LAR : 40% CIR	50%	£27,715,306	£20,698,859	£18,322,087	£18,229,977	£15,928,832	£13,627,689

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 200 Flats

Value Area	Zone C - £2,000 psf
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No Units	200
Site Area	0.29 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£107,759,936	£94,802,916	£92,318,329	£92,228,160	£99,943,571	£87,688,983
60% LAR : 40% CIR	5%	£100,860,563	£88,320,979	£86,063,589	£85,963,765	£93,687,375	£81,362,723
60% LAR : 40% CIR	10%	£93,982,846	£82,038,718	£79,789,834	£79,680,325	£77,399,686	£75,096,183
60% LAR : 40% CIR	15%	£87,096,946	£75,729,289	£73,462,822	£73,372,238	£71,075,660	£68,779,083
60% LAR : 40% CIR	20%	£80,117,696	£69,401,853	£67,142,606	£67,022,285	£64,731,943	£62,441,600
60% LAR : 40% CIR	25%	£73,138,646	£63,028,376	£60,743,585	£60,653,497	£58,388,705	£56,083,914
60% LAR : 40% CIR	30%	£66,141,615	£56,635,841	£54,355,923	£54,266,040	£51,986,122	£49,682,162
60% LAR : 40% CIR	35%	£59,126,765	£50,225,505	£47,949,789	£47,860,082	£45,554,941	£43,244,502
60% LAR : 40% CIR	40%	£52,098,598	£43,797,527	£41,491,408	£41,400,574	£39,063,204	£36,768,875
60% LAR : 40% CIR	45%	£44,999,653	£37,312,053	£35,008,124	£34,917,323	£32,611,322	£30,327,240
60% LAR : 40% CIR	50%	£37,893,105	£30,808,175	£28,489,254	£28,397,164	£26,060,371	£23,723,580

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£79,860,221	£66,703,202	£64,418,614	£64,328,445	£62,043,887	£59,759,269
60% LAR : 40% CIR	5%	£72,980,848	£60,430,265	£58,163,675	£58,063,501	£55,787,680	£53,463,008
60% LAR : 40% CIR	10%	£66,083,132	£54,130,004	£51,870,119	£51,780,610	£49,495,972	£47,196,469
60% LAR : 40% CIR	15%	£59,176,232	£47,829,575	£45,563,108	£45,472,524	£43,175,946	£40,879,369
60% LAR : 40% CIR	20%	£52,217,982	£41,502,138	£39,212,892	£39,122,570	£36,832,298	£34,541,886
60% LAR : 40% CIR	25%	£45,238,931	£35,128,662	£32,843,671	£32,753,782	£30,464,991	£28,184,200
60% LAR : 40% CIR	30%	£38,241,900	£28,736,127	£26,466,209	£26,366,325	£24,086,408	£21,782,447
60% LAR : 40% CIR	35%	£31,227,051	£22,325,790	£20,050,075	£19,960,388	£17,655,227	£15,344,787
60% LAR : 40% CIR	40%	£24,186,804	£15,897,513	£13,591,784	£13,500,869	£11,194,010	£8,887,161
60% LAR : 40% CIR	45%	£17,099,938	£9,412,339	£7,108,410	£7,017,608	£4,711,608	£2,372,525
60% LAR : 40% CIR	50%	£9,993,391	£2,908,460	£889,540	£897,450	£-1,839,343	£-4,176,134

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£91,421,079	£78,264,059	£75,979,472	£75,889,303	£73,604,714	£71,320,126
60% LAR : 40% CIR	5%	£84,541,706	£71,391,122	£69,147,732	£69,057,563	£66,772,974	£64,488,386
60% LAR : 40% CIR	10%	£77,643,989	£65,099,861	£62,830,976	£62,740,807	£60,456,218	£58,171,630
60% LAR : 40% CIR	15%	£70,726,089	£58,900,432	£56,723,965	£56,633,796	£54,349,207	£52,064,619
60% LAR : 40% CIR	20%	£63,778,838	£52,692,995	£50,717,040	£50,626,871	£48,342,282	£46,057,694
60% LAR : 40% CIR	25%	£56,798,788	£46,689,510	£44,404,728	£44,314,559	£42,029,969	£39,745,381
60% LAR : 40% CIR	30%	£49,802,757	£40,296,984	£38,017,066	£37,926,897	£35,642,308	£33,357,720
60% LAR : 40% CIR	35%	£42,787,908	£33,886,647	£31,610,332	£31,520,163	£29,235,574	£26,950,986
60% LAR : 40% CIR	40%	£35,749,741	£27,458,670	£25,162,641	£25,072,472	£22,787,883	£20,503,295
60% LAR : 40% CIR	45%	£28,696,796	£20,973,196	£18,669,267	£18,579,098	£16,294,509	£14,009,921
60% LAR : 40% CIR	50%	£21,554,248	£14,489,317	£12,150,397	£12,060,228	£9,775,640	£7,491,052

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£96,211,364	£83,054,345	£80,769,757	£80,679,588	£78,395,000	£76,110,412
60% LAR : 40% CIR	5%	£89,331,991	£76,191,408	£74,005,819	£73,915,650	£71,631,062	£69,346,474
60% LAR : 40% CIR	10%	£82,434,274	£70,490,146	£68,221,262	£68,131,093	£65,846,505	£63,561,917
60% LAR : 40% CIR	15%	£75,518,374	£64,180,717	£61,914,250	£61,824,081	£59,539,493	£57,254,905
60% LAR : 40% CIR	20%	£68,592,474	£57,870,288	£55,747,703	£55,657,534	£53,372,946	£51,088,358
60% LAR : 40% CIR	25%	£61,590,074	£51,479,804	£49,195,014	£49,104,845	£46,820,257	£44,535,669
60% LAR : 40% CIR	30%	£54,593,043	£45,087,269	£42,807,352	£42,717,183	£40,432,595	£38,148,007
60% LAR : 40% CIR	35%	£47,578,194	£38,676,833	£36,401,216	£36,311,047	£34,026,459	£31,741,871
60% LAR : 40% CIR	40%	£40,540,027	£32,248,398	£29,942,507	£29,852,338	£27,567,750	£25,283,162
60% LAR : 40% CIR	45%	£33,451,081	£25,763,481	£23,469,552	£23,379,383	£21,094,795	£18,810,207
60% LAR : 40% CIR	50%	£26,344,534	£19,259,603	£16,940,683	£16,850,514	£14,565,926	£12,281,338

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£101,973,936	£88,716,916	£86,432,329	£86,342,160	£84,057,571	£81,772,983
60% LAR : 40% CIR	5%	£94,994,563	£82,443,979	£80,167,389	£80,077,220	£77,792,631	£75,508,043
60% LAR : 40% CIR	10%	£88,096,846	£76,152,718	£73,883,834	£73,793,665	£71,509,076	£69,224,488
60% LAR : 40% CIR	15%	£81,180,946	£69,843,289	£67,576,822	£67,486,653	£65,192,064	£62,907,476
60% LAR : 40% CIR	20%	£74,231,696	£63,515,853	£61,261,606	£61,171,437	£58,876,848	£56,592,260
60% LAR : 40% CIR	25%	£67,252,645	£57,142,376	£54,867,585	£54,777,416	£52,482,827	£50,198,239
60% LAR : 40% CIR	30%	£60,255,615	£50,749,641	£48,469,923	£48,380,040	£46,085,451	£43,790,863
60% LAR : 40% CIR	35%	£53,240,765	£44,339,505	£42,063,789	£41,973,620	£39,679,031	£37,384,443
60% LAR : 40% CIR	40%	£46,202,598	£37,911,527	£35,605,498	£35,515,329	£33,220,740	£30,926,152
60% LAR : 40% CIR	45%	£39,113,653	£31,426,053	£29,122,124	£29,031,955	£26,737,366	£24,442,778
60% LAR : 40% CIR	50%	£32,007,105	£24,922,175	£22,603,254	£22,513,085	£20,218,496	£17,923,908

LB Camden
Local Plan Viability Testing 2023

Resi 15 - 200 Flats

Value Area	Zone C - RP Periphery £2,250 psf
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No Units	200
Site Area	0.29 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£126,837,781	£115,427,408	£113,177,154	£113,088,340	£110,899,792	£108,525,204
60% LAR : 40% CIR	5%	£120,904,516	£108,135,317	£105,976,499	£105,786,074	£103,510,284	£101,233,894
60% LAR : 40% CIR	10%	£112,952,907	£100,818,316	£98,549,432	£98,459,924	£96,191,040	£93,922,156
60% LAR : 40% CIR	15%	£104,983,114	£93,465,576	£91,203,514	£91,114,291	£88,852,229	£86,590,167
60% LAR : 40% CIR	20%	£96,995,296	£86,094,829	£83,838,907	£83,749,943	£81,494,022	£79,238,101
60% LAR : 40% CIR	25%	£88,989,610	£78,706,230	£76,455,777	£76,367,043	£74,116,590	£71,847,867
60% LAR : 40% CIR	30%	£80,966,214	£71,299,940	£69,054,287	£68,965,755	£66,699,146	£64,419,228
60% LAR : 40% CIR	35%	£72,910,208	£63,876,117	£61,611,881	£61,522,175	£59,246,459	£56,970,743
60% LAR : 40% CIR	40%	£64,817,436	£56,408,690	£54,136,510	£54,046,992	£51,774,772	£49,502,993
60% LAR : 40% CIR	45%	£56,707,165	£48,912,302	£46,642,999	£46,553,562	£44,272,497	£41,968,568
60% LAR : 40% CIR	50%	£48,573,184	£41,398,595	£39,105,687	£39,014,981	£36,713,309	£34,411,637

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£100,938,067	£87,527,694	£85,277,440	£85,188,626	£82,910,077	£80,625,490
60% LAR : 40% CIR	0%	£93,044,801	£80,235,602	£77,979,784	£77,886,960	£75,610,570	£73,334,180
60% LAR : 40% CIR	10%	£85,053,193	£72,918,602	£70,649,718	£70,560,209	£68,291,306	£66,022,442
60% LAR : 40% CIR	15%	£77,063,400	£65,565,862	£63,303,799	£63,214,577	£60,952,514	£58,690,453
60% LAR : 40% CIR	20%	£69,073,581	£58,195,114	£55,939,193	£55,850,229	£53,594,308	£51,338,386
60% LAR : 40% CIR	25%	£61,083,805	£50,824,316	£48,568,063	£48,479,529	£46,218,875	£43,963,153
60% LAR : 40% CIR	30%	£53,094,000	£43,453,526	£41,102,573	£41,013,641	£38,753,431	£36,507,514
60% LAR : 40% CIR	35%	£45,104,194	£36,082,770	£33,717,167	£33,627,461	£31,376,745	£29,121,029
60% LAR : 40% CIR	40%	£37,114,388	£28,712,018	£26,326,786	£26,237,080	£24,000,598	£21,754,878
60% LAR : 40% CIR	45%	£29,124,582	£21,341,266	£18,941,305	£18,851,848	£16,615,783	£14,370,063
60% LAR : 40% CIR	50%	£21,134,776	£13,970,514	£11,580,543	£11,491,286	£9,255,811	£7,010,291

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£112,498,924	£99,088,551	£96,838,297	£96,749,483	£94,470,935	£92,186,347
60% LAR : 40% CIR	0%	£104,565,659	£91,159,460	£88,909,242	£88,820,428	£86,541,880	£84,257,292
60% LAR : 40% CIR	10%	£96,644,257	£83,238,719	£81,000,515	£80,911,701	£78,633,153	£76,348,565
60% LAR : 40% CIR	15%	£88,722,855	£75,317,970	£73,079,706	£72,990,892	£70,712,344	£68,427,756
60% LAR : 40% CIR	20%	£80,801,453	£67,397,221	£65,147,952	£65,059,138	£62,780,590	£60,496,002
60% LAR : 40% CIR	25%	£72,880,051	£59,476,472	£57,226,683	£57,137,869	£54,859,321	£52,574,733
60% LAR : 40% CIR	30%	£64,958,649	£51,555,723	£49,306,014	£49,217,200	£46,938,652	£44,654,064
60% LAR : 40% CIR	35%	£57,037,247	£43,634,974	£41,505,245	£41,416,431	£39,137,883	£36,853,295
60% LAR : 40% CIR	40%	£49,115,845	£35,714,225	£33,584,786	£33,495,972	£31,217,424	£28,932,836
60% LAR : 40% CIR	45%	£41,194,443	£27,793,476	£25,663,937	£25,575,123	£23,296,575	£21,012,007
60% LAR : 40% CIR	50%	£33,273,041	£19,872,727	£17,742,188	£17,653,374	£15,374,826	£13,090,238

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£117,289,210	£103,878,837	£101,628,583	£101,539,769	£99,261,220	£96,976,633
60% LAR : 40% CIR	0%	£109,368,000	£95,968,000	£93,717,750	£93,628,936	£91,350,387	£89,065,800
60% LAR : 40% CIR	10%	£101,451,336	£88,051,336	£85,801,082	£85,712,268	£83,433,719	£81,149,132
60% LAR : 40% CIR	15%	£93,534,672	£80,130,672	£77,880,418	£77,791,604	£75,513,055	£73,228,468
60% LAR : 40% CIR	20%	£85,614,008	£72,210,008	£70,030,754	£69,941,940	£67,663,391	£65,378,804
60% LAR : 40% CIR	25%	£77,693,344	£64,289,344	£62,080,900	£61,992,086	£59,713,537	£57,428,950
60% LAR : 40% CIR	30%	£69,772,680	£56,368,680	£54,171,446	£54,082,632	£51,804,083	£49,519,496
60% LAR : 40% CIR	35%	£61,852,016	£48,448,016	£46,240,702	£46,151,888	£43,873,339	£41,588,752
60% LAR : 40% CIR	40%	£53,931,352	£40,527,352	£38,320,758	£38,231,944	£35,953,395	£33,668,808
60% LAR : 40% CIR	45%	£46,010,688	£32,606,688	£30,399,814	£30,311,000	£28,032,451	£25,747,864
60% LAR : 40% CIR	50%	£38,090,024	£24,686,024	£22,765,680	£22,676,866	£20,398,317	£18,113,730

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£122,991,761	£109,347,498	£107,281,154	£107,202,340	£104,923,792	£102,639,204
60% LAR : 40% CIR	0%	£115,070,516	£101,420,516	£99,359,262	£99,280,448	£97,001,899	£94,717,312
60% LAR : 40% CIR	10%	£107,150,007	£93,500,007	£91,438,753	£91,359,939	£89,081,390	£86,796,803
60% LAR : 40% CIR	15%	£99,229,500	£85,379,500	£83,318,246	£83,239,432	£80,960,883	£78,676,296
60% LAR : 40% CIR	20%	£91,308,993	£77,258,993	£75,197,689	£75,118,875	£72,840,326	£70,555,739
60% LAR : 40% CIR	25%	£83,388,486	£69,138,486	£67,077,182	£67,000,368	£64,721,819	£62,437,232
60% LAR : 40% CIR	30%	£75,467,979	£61,017,979	£58,956,675	£58,877,861	£56,599,312	£54,314,725
60% LAR : 40% CIR	35%	£67,547,472	£52,897,472	£50,836,168	£50,757,354	£48,478,805	£46,194,218
60% LAR : 40% CIR	40%	£59,626,965	£44,776,965	£42,655,264	£42,576,450	£40,297,901	£38,013,314
60% LAR : 40% CIR	45%	£51,706,458	£36,656,458	£34,535,363	£34,456,549	£32,178,000	£29,893,413
60% LAR : 40% CIR	50%	£43,785,951	£28,535,951	£26,414,868	£26,336,054	£24,057,505	£21,772,918

LB Camden
Local Plan Viability Testing 2023

Resi 1e - 200 Flats

Value Area	Zone C - RP Periphery £2,450 psf
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No Units	200
Site Area	0.29 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£145,630,299	£132,020,054	£129,769,900	£129,680,986	£127,430,733	£125,180,480
60% LAR : 40% CIR	5%	£136,878,688	£123,898,330	£121,656,151	£121,567,877	£119,325,490	£117,083,320
60% LAR : 40% CIR	10%	£128,109,009	£115,758,557	£113,523,773	£113,435,608	£111,200,824	£108,945,835
60% LAR : 40% CIR	15%	£119,316,049	£107,600,890	£105,372,824	£105,284,943	£103,041,259	£100,779,196
60% LAR : 40% CIR	20%	£110,485,116	£99,425,487	£97,269,289	£97,181,204	£94,940,403	£92,682,462
60% LAR : 40% CIR	25%	£101,636,317	£91,226,962	£89,075,510	£88,987,375	£86,746,574	£84,488,633
60% LAR : 40% CIR	30%	£92,769,807	£82,985,024	£80,739,371	£80,651,236	£78,410,435	£76,152,494
60% LAR : 40% CIR	35%	£83,885,747	£74,726,551	£72,480,636	£72,392,501	£70,151,700	£67,893,759
60% LAR : 40% CIR	40%	£74,984,294	£66,450,702	£64,212,027	£64,123,892	£61,883,091	£59,625,150
60% LAR : 40% CIR	45%	£66,037,497	£58,157,636	£55,911,184	£55,823,049	£53,582,248	£51,324,307
60% LAR : 40% CIR	50%	£57,061,678	£49,806,037	£47,538,956	£47,450,821	£45,210,020	£42,952,079

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£117,730,585	£104,120,340	£101,870,086	£101,781,272	£99,531,019	£97,280,766
60% LAR : 40% CIR	5%	£108,978,973	£95,989,676	£93,766,037	£93,677,223	£91,427,074	£89,176,821
60% LAR : 40% CIR	10%	£100,209,295	£87,858,843	£85,635,204	£85,546,390	£83,296,241	£81,046,088
60% LAR : 40% CIR	15%	£91,416,334	£79,701,176	£77,477,510	£77,388,696	£75,138,547	£72,888,394
60% LAR : 40% CIR	20%	£82,585,402	£71,525,772	£69,293,574	£69,204,760	£66,954,611	£64,704,458
60% LAR : 40% CIR	25%	£73,736,623	£63,329,248	£61,075,796	£60,986,982	£58,736,833	£56,486,680
60% LAR : 40% CIR	30%	£64,870,093	£55,085,310	£52,832,657	£52,743,843	£50,493,694	£48,243,541
60% LAR : 40% CIR	35%	£55,986,033	£46,826,837	£44,582,322	£44,493,508	£42,243,359	£40,000,703
60% LAR : 40% CIR	40%	£47,084,500	£38,560,388	£36,312,866	£36,224,052	£33,973,903	£31,723,750
60% LAR : 40% CIR	45%	£38,137,782	£30,257,922	£27,991,470	£27,902,656	£25,652,507	£23,402,354
60% LAR : 40% CIR	50%	£29,161,964	£21,906,322	£19,638,241	£19,549,427	£17,299,278	£15,049,125

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£129,291,442	£115,881,197	£113,430,943	£113,342,129	£111,091,876	£108,841,623
60% LAR : 40% CIR	5%	£120,539,830	£107,129,473	£104,679,219	£104,590,405	£102,340,152	£100,090,000
60% LAR : 40% CIR	10%	£111,770,152	£99,419,700	£97,184,916	£97,096,102	£94,845,849	£92,595,697
60% LAR : 40% CIR	15%	£102,977,152	£91,262,033	£89,033,967	£88,945,153	£86,694,900	£84,444,748
60% LAR : 40% CIR	20%	£94,146,259	£83,086,529	£80,852,463	£80,763,649	£78,513,396	£76,263,244
60% LAR : 40% CIR	25%	£85,297,460	£74,887,105	£72,638,683	£72,549,869	£70,299,616	£68,049,464
60% LAR : 40% CIR	30%	£76,430,950	£66,646,167	£64,404,514	£64,315,700	£62,065,447	£59,815,295
60% LAR : 40% CIR	35%	£67,546,890	£58,387,694	£56,146,179	£56,057,365	£53,807,112	£51,556,960
60% LAR : 40% CIR	40%	£58,645,437	£50,111,845	£47,873,813	£47,784,999	£45,534,746	£43,284,594
60% LAR : 40% CIR	45%	£49,698,640	£41,818,770	£39,552,327	£39,463,513	£37,213,260	£34,963,108
60% LAR : 40% CIR	50%	£40,722,821	£33,467,180	£31,200,098	£31,111,284	£28,861,035	£26,610,883

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£134,081,728	£120,477,483	£118,221,229	£118,132,415	£115,882,162	£113,631,909
60% LAR : 40% CIR	5%	£125,330,116	£112,349,759	£110,107,500	£110,018,686	£107,768,433	£105,518,281
60% LAR : 40% CIR	10%	£116,560,437	£104,209,986	£101,975,201	£101,886,387	£99,636,134	£97,385,982
60% LAR : 40% CIR	15%	£107,767,477	£96,052,319	£93,824,253	£93,735,439	£91,485,186	£89,235,034
60% LAR : 40% CIR	20%	£98,936,545	£87,876,915	£85,642,849	£85,554,035	£83,303,782	£81,053,630
60% LAR : 40% CIR	25%	£90,087,745	£79,677,391	£77,428,939	£77,340,125	£75,089,872	£72,839,720
60% LAR : 40% CIR	30%	£81,221,235	£71,436,453	£69,190,800	£69,102,016	£66,851,763	£64,601,611
60% LAR : 40% CIR	35%	£72,337,176	£63,177,979	£60,936,465	£60,847,651	£58,597,398	£56,347,246
60% LAR : 40% CIR	40%	£63,435,722	£54,902,131	£52,654,099	£52,565,285	£50,315,032	£48,064,880
60% LAR : 40% CIR	45%	£54,488,925	£46,609,065	£44,363,177	£44,274,363	£42,024,110	£39,773,958
60% LAR : 40% CIR	50%	£45,513,107	£38,257,485	£36,000,384	£35,911,570	£33,661,317	£31,411,165

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£138,744,299	£126,134,054	£123,883,800	£123,794,986	£121,544,733	£119,294,480
60% LAR : 40% CIR	5%	£130,892,688	£118,012,330	£115,760,151	£115,671,337	£113,421,084	£111,170,831
60% LAR : 40% CIR	10%	£122,223,009	£107,872,557	£105,620,378	£105,531,564	£103,281,311	£101,031,058
60% LAR : 40% CIR	15%	£113,430,049	£97,714,890	£95,462,711	£95,373,897	£93,123,644	£90,873,391
60% LAR : 40% CIR	20%	£104,599,116	£87,539,437	£85,287,258	£85,198,444	£82,948,191	£80,697,938
60% LAR : 40% CIR	25%	£95,750,317	£77,363,962	£75,111,783	£75,022,969	£72,772,716	£70,522,463
60% LAR : 40% CIR	30%	£86,883,807	£67,189,024	£64,936,845	£64,848,031	£62,597,778	£60,347,525
60% LAR : 40% CIR	35%	£77,999,747	£57,014,551	£54,762,372	£54,673,558	£52,423,305	£50,173,052
60% LAR : 40% CIR	40%	£69,098,294	£46,840,078	£44,587,899	£44,499,085	£42,248,832	£40,000,579
60% LAR : 40% CIR	45%	£60,151,497	£36,665,605	£34,413,426	£34,324,612	£32,074,359	£29,824,106
60% LAR : 40% CIR	50%	£51,175,678	£26,490,132	£24,237,953	£24,149,139	£21,898,886	£19,648,633

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone C - £1,050 psf
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No Units	575
Site Area	2.88 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£91,195,855	£56,459,686	£50,838,027	£50,587,042	£44,908,149	£39,200,712
60% LAR : 40% CIR	5%	£83,088,276	£49,860,662	£44,233,410	£43,979,569	£38,294,762	£32,601,134
60% LAR : 40% CIR	10%	£74,890,084	£43,211,007	£37,547,138	£37,294,190	£31,630,321	£26,585,540
60% LAR : 40% CIR	15%	£66,666,162	£36,456,725	£30,812,064	£30,559,927	£24,848,430	£19,117,642
60% LAR : 40% CIR	20%	£58,388,631	£29,655,819	£23,978,023	£23,722,779	£18,009,769	£12,238,602
60% LAR : 40% CIR	25%	£49,979,526	£22,798,207	£17,072,273	£16,817,657	£11,063,837	£5,279,978
60% LAR : 40% CIR	30%	£41,531,005	£15,800,986	£10,065,216	£9,807,334	£4,038,081	£-1,842,657
60% LAR : 40% CIR	35%	£32,984,282	£8,732,285	£2,972,228	£2,710,928	£-3,181,053	£-9,161,708
60% LAR : 40% CIR	40%	£24,335,349	£1,697,255	£-4,330,598	£-4,595,445	£-10,389,439	£-16,633,873
60% LAR : 40% CIR	45%	£15,573,515	£-5,817,665	£-11,819,769	£-12,088,293	£-18,159,850	£-24,292,873
60% LAR : 40% CIR	50%	£6,666,792	£-13,398,416	£-19,483,677	£-19,756,012	£-25,929,532	£-32,107,642

Residual Land values compared to benchmark land values

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£189,545,040	£24,281,189	£229,902,348	£229,153,833	£229,832,726	£241,540,163
60% LAR : 40% CIR	5%	£197,672,599	£270,860,213	£226,307,465	£226,781,465	£246,446,093	£248,139,741
60% LAR : 40% CIR	10%	£205,450,791	£237,520,868	£243,193,727	£243,445,695	£249,110,554	£254,854,333
60% LAR : 40% CIR	15%	£214,074,713	£244,284,150	£249,928,811	£250,180,948	£255,892,445	£261,623,233
60% LAR : 40% CIR	20%	£222,362,244	£251,089,056	£256,762,892	£257,018,096	£262,731,106	£268,502,073
60% LAR : 40% CIR	25%	£230,161,349	£257,971,668	£263,668,602	£263,923,188	£269,677,038	£274,460,807
60% LAR : 40% CIR	30%	£239,209,870	£264,939,889	£270,675,659	£270,933,541	£276,762,794	£282,583,532
60% LAR : 40% CIR	35%	£247,756,593	£272,008,590	£277,768,647	£278,029,947	£283,921,928	£289,902,583
60% LAR : 40% CIR	40%	£256,465,937	£279,173,620	£285,071,423	£285,336,320	£291,239,214	£297,374,148
60% LAR : 40% CIR	45%	£265,167,360	£286,558,540	£292,560,644	£292,829,168	£298,900,725	£305,033,748
60% LAR : 40% CIR	50%	£274,074,683	£294,139,291	£300,224,552	£300,496,687	£306,670,407	£312,846,517

Residual Land values compared to benchmark land values

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£73,213,915	£107,990,064	£113,571,723	£113,822,708	£119,501,601	£125,209,638
60% LAR : 40% CIR	5%	£81,511,414	£114,649,085	£119,340,346	£119,593,191	£125,114,968	£131,000,948
60% LAR : 40% CIR	10%	£89,519,666	£121,198,743	£126,862,612	£127,115,560	£132,779,429	£138,523,810
60% LAR : 40% CIR	15%	£97,743,588	£127,983,025	£133,597,688	£133,849,823	£139,561,320	£145,292,108
60% LAR : 40% CIR	20%	£106,061,919	£134,963,951	£140,381,827	£140,636,911	£146,398,981	£152,370,948
60% LAR : 40% CIR	25%	£114,430,424	£141,940,543	£147,337,477	£147,592,063	£153,345,913	£158,129,772
60% LAR : 40% CIR	30%	£122,878,745	£148,908,764	£154,344,534	£154,602,416	£160,371,669	£165,252,407
60% LAR : 40% CIR	35%	£131,425,468	£155,877,465	£161,437,522	£161,698,822	£167,599,803	£173,571,438
60% LAR : 40% CIR	40%	£140,074,407	£162,842,495	£168,740,348	£168,995,195	£174,968,199	£181,943,623
60% LAR : 40% CIR	45%	£148,836,235	£170,227,415	£176,229,519	£176,488,043	£182,569,600	£189,702,623
60% LAR : 40% CIR	50%	£157,742,698	£177,908,168	£183,893,427	£184,155,762	£190,339,292	£196,817,392

Residual Land values compared to benchmark land values

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£26,011,665	£59,747,914	£65,389,473	£65,620,438	£71,295,361	£77,006,788
60% LAR : 40% CIR	5%	£33,139,224	£66,340,698	£71,974,090	£72,222,931	£77,912,716	£83,666,395
60% LAR : 40% CIR	10%	£41,317,416	£72,996,493	£78,660,362	£78,913,310	£84,577,179	£90,321,360
60% LAR : 40% CIR	15%	£49,541,338	£79,750,775	£85,395,436	£85,647,573	£91,359,070	£97,089,658
60% LAR : 40% CIR	20%	£57,668,869	£86,581,081	£92,229,477	£92,484,721	£98,197,731	£103,963,698
60% LAR : 40% CIR	25%	£66,227,974	£93,438,293	£99,135,227	£99,389,813	£105,143,663	£111,027,522
60% LAR : 40% CIR	30%	£74,676,465	£100,408,514	£106,142,284	£106,400,166	£112,189,419	£118,050,157
60% LAR : 40% CIR	35%	£83,223,215	£107,475,215	£113,235,292	£113,496,192	£118,386,593	£125,269,298
60% LAR : 40% CIR	40%	£91,572,162	£114,640,246	£120,538,098	£120,802,945	£125,758,839	£132,941,373
60% LAR : 40% CIR	45%	£100,633,965	£122,025,165	£128,027,269	£128,295,793	£134,367,350	£140,500,373
60% LAR : 40% CIR	50%	£109,549,708	£129,606,916	£135,691,177	£135,963,612	£142,137,632	£148,315,142

Residual Land values compared to benchmark land values

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£21,997,960	£47,766,188	£52,389,382	£52,638,333	£57,318,185	£62,077,185
60% LAR : 40% CIR	5%	£23,840,401	£5,967,213	£18,994,955	£19,248,206	£20,933,095	£22,656,741
60% LAR : 40% CIR	10%	£16,662,209	£16,016,898	£21,680,737	£21,933,685	£22,507,554	£23,341,935
60% LAR : 40% CIR	15%	£7,428,287	£22,771,150	£28,415,811	£28,667,948	£34,379,445	£40,110,293
60% LAR : 40% CIR	20%	£-1,996,247	£29,572,098	£35,249,802	£35,505,096	£41,216,108	£47,089,073
60% LAR : 40% CIR	25%	£-9,248,349	£36,456,688	£42,155,602	£42,410,188	£48,164,038	£53,947,307
60% LAR : 40% CIR	30%	£-17,998,870	£43,426,889	£49,192,699	£49,449,541	£55,189,794	£61,070,632
60% LAR : 40% CIR	35%	£-26,243,993	£50,496,590	£56,256,647	£56,516,947	£62,406,028	£68,389,893
60% LAR : 40% CIR	40%	£-34,952,527	£57,660,620	£63,558,473	£63,823,320	£69,816,314	£75,861,748
60% LAR : 40% CIR	45%	£-43,654,360	£65,045,540	£71,047,644	£71,316,168	£77,387,725	£83,520,748
60% LAR : 40% CIR	50%	£-52,361,089	£72,629,291	£78,711,593	£79,085,897	£85,157,497	£91,355,617

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone C - £1,150 psf
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No Units	575
Site Area	2.88 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£114,317,327	£79,869,532	£74,332,360	£74,085,147	£68,547,975	£62,931,210
60% LAR - 40% CIR	5%	£105,127,859	£72,153,899	£66,638,700	£66,392,432	£60,820,046	£55,220,095
60% LAR - 40% CIR	10%	£95,893,556	£64,392,132	£58,884,791	£58,615,544	£53,036,897	£47,455,391
60% LAR - 40% CIR	15%	£86,564,737	£56,571,917	£51,012,090	£50,763,741	£45,203,913	£39,565,711
60% LAR - 40% CIR	20%	£77,161,204	£48,654,373	£43,111,783	£42,864,164	£37,251,389	£31,624,240
60% LAR - 40% CIR	25%	£67,674,409	£40,691,360	£35,104,981	£34,854,122	£29,442,806	£23,866,204
60% LAR - 40% CIR	30%	£58,143,237	£32,629,601	£27,032,455	£26,782,267	£21,114,780	£15,432,232
60% LAR - 40% CIR	35%	£48,492,549	£24,497,768	£18,840,412	£18,586,906	£12,905,637	£7,149,296
60% LAR - 40% CIR	40%	£38,775,215	£16,241,146	£10,555,639	£10,298,893	£4,553,795	£-1,276,593
60% LAR - 40% CIR	45%	£28,940,787	£7,880,531	£2,139,511	£1,878,998	£-4,004,231	£-9,974,972
60% LAR - 40% CIR	50%	£18,969,230	£-632,966	£-6,547,004	£-6,815,246	£-12,809,052	£-18,881,007

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£168,423,548	£200,871,343	£206,408,518	£205,855,728	£212,192,900	£217,809,665
60% LAR - 40% CIR	5%	£175,613,016	£208,888,876	£214,102,176	£214,546,643	£219,860,820	£225,501,180
60% LAR - 40% CIR	10%	£164,847,319	£19,348,743	£21,876,984	£22,125,231	£22,703,978	£23,285,484
60% LAR - 40% CIR	15%	£154,176,138	£224,168,958	£220,726,785	£220,977,134	£225,536,962	£221,175,164
60% LAR - 40% CIR	20%	£103,979,071	£232,086,502	£237,620,082	£237,876,711	£243,480,486	£240,116,635
60% LAR - 40% CIR	25%	£213,066,466	£240,049,515	£245,635,094	£245,889,753	£251,488,669	£251,714,671
60% LAR - 40% CIR	30%	£222,507,638	£248,111,274	£253,706,420	£253,958,608	£259,626,095	£265,308,643
60% LAR - 40% CIR	35%	£232,248,508	£256,243,107	£261,900,463	£262,153,969	£267,835,238	£273,591,579
60% LAR - 40% CIR	40%	£241,985,693	£264,469,727	£270,165,038	£270,418,962	£276,101,960	£281,910,525
60% LAR - 40% CIR	45%	£251,800,088	£272,860,344	£278,601,364	£278,851,877	£284,745,106	£290,715,847
60% LAR - 40% CIR	50%	£261,771,645	£281,373,841	£287,087,879	£287,336,121	£293,549,927	£299,621,882

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£50,992,423	£84,540,218	£90,077,990	£90,324,803	£95,861,775	£101,478,540
60% LAR - 40% CIR	5%	£115,613,016	£208,888,876	£214,102,176	£214,546,643	£219,860,820	£225,501,180
60% LAR - 40% CIR	10%	£68,516,184	£100,017,618	£105,544,959	£105,794,106	£111,322,853	£116,954,359
60% LAR - 40% CIR	15%	£77,845,013	£107,837,833	£113,367,660	£113,614,009	£119,205,837	£124,844,039
60% LAR - 40% CIR	20%	£87,248,548	£115,755,377	£121,287,851	£121,535,986	£127,085,861	£132,785,510
60% LAR - 40% CIR	25%	£96,735,341	£123,718,380	£129,208,869	£129,456,628	£135,186,844	£140,943,546
60% LAR - 40% CIR	30%	£106,266,513	£131,780,149	£137,177,295	£137,424,483	£143,294,970	£148,977,518
60% LAR - 40% CIR	35%	£115,917,401	£139,911,982	£145,569,338	£145,822,844	£151,594,113	£157,280,454
60% LAR - 40% CIR	40%	£125,634,538	£148,108,022	£153,853,911	£154,107,867	£160,865,965	£166,636,420
60% LAR - 40% CIR	45%	£135,468,963	£156,529,219	£162,270,239	£162,520,752	£168,413,981	£174,384,722
60% LAR - 40% CIR	50%	£145,440,520	£165,092,716	£170,896,754	£171,144,996	£177,218,802	£183,200,757

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£1,990,173	£36,307,968	£41,875,740	£42,122,353	£47,661,325	£53,276,260
60% LAR - 40% CIR	5%	£11,070,911	£44,653,601	£49,669,600	£49,915,669	£55,454,484	£61,089,016
60% LAR - 40% CIR	10%	£20,313,944	£51,815,368	£57,342,709	£57,589,756	£63,170,693	£68,752,109
60% LAR - 40% CIR	15%	£29,842,763	£59,635,583	£65,195,410	£65,443,759	£71,003,587	£76,641,789
60% LAR - 40% CIR	20%	£39,248,548	£67,553,127	£73,095,107	£73,343,356	£78,985,111	£84,685,293
60% LAR - 40% CIR	25%	£48,533,091	£75,516,140	£81,102,619	£81,350,378	£86,964,694	£92,641,296
60% LAR - 40% CIR	30%	£58,064,263	£83,577,899	£89,175,045	£89,423,233	£95,092,720	£100,775,268
60% LAR - 40% CIR	35%	£67,715,214	£91,709,732	£97,367,088	£97,615,994	£103,301,863	£109,045,204
60% LAR - 40% CIR	40%	£77,432,281	£99,966,362	£105,651,661	£105,900,607	£111,653,715	£117,483,150
60% LAR - 40% CIR	45%	£87,266,713	£108,326,969	£114,067,989	£114,326,502	£120,211,731	£126,182,472
60% LAR - 40% CIR	50%	£97,238,270	£116,840,466	£122,794,604	£123,052,746	£128,016,552	£134,088,807

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£55,989,452	£20,891,857	£15,104,986	£14,857,712	£8,303,100	£3,103,558
60% LAR - 40% CIR	5%	£46,999,984	£12,528,024	£7,410,825	£7,164,557	£1,850,771	£4,307,180
60% LAR - 40% CIR	10%	£36,665,681	£5,164,257	£-363,084	£-612,231	£-6,190,978	£-11,772,484
60% LAR - 40% CIR	15%	£27,336,862	£2,855,968	£-9,215,785	£-8,464,134	£-14,021,962	£-19,662,164
60% LAR - 40% CIR	20%	£17,633,329	£10,874,692	£-16,116,692	£-15,263,711	£-24,914,498	£-27,010,638
60% LAR - 40% CIR	25%	£8,446,534	£-18,538,510	£-24,122,904	£-24,373,753	£-29,985,069	£-35,661,671
60% LAR - 40% CIR	30%	£1,084,838	£-26,998,274	£-32,195,420	£-32,445,608	£-38,113,095	£-43,799,643
60% LAR - 40% CIR	35%	£-10,735,526	£-34,730,107	£-40,367,463	£-40,619,980	£-46,322,238	£-52,076,578
60% LAR - 40% CIR	40%	£-20,452,660	£-42,586,727	£-48,672,038	£-48,929,562	£-54,674,090	£-60,503,525
60% LAR - 40% CIR	45%	£-30,287,088	£-51,347,344	£-57,088,364	£-57,348,877	£-63,232,106	£-69,202,847
60% LAR - 40% CIR	50%	£-40,258,645	£-60,660,641	£-65,778,679	£-66,043,121	£-72,036,927	£-78,106,862

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone C - £1,350 psf
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No Units	575
Site Area	2.88 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£159,786,614	£125,896,045	£120,540,184	£120,300,346	£114,927,148	£109,473,193
60% LAR - 40% CIR	5%	£148,448,157	£115,999,766	£110,649,087	£110,410,166	£104,988,383	£99,566,042
60% LAR - 40% CIR	10%	£137,029,546	£106,042,583	£100,674,770	£100,433,056	£95,020,735	£90,608,413
60% LAR - 40% CIR	15%	£125,563,479	£96,023,642	£90,629,675	£90,388,735	£84,994,767	£79,589,919
60% LAR - 40% CIR	20%	£114,043,777	£85,915,638	£80,538,404	£80,298,161	£74,984,972	£69,425,691
60% LAR - 40% CIR	25%	£102,438,907	£75,783,620	£70,373,833	£70,130,555	£64,688,635	£59,242,715
60% LAR - 40% CIR	30%	£90,762,836	£65,543,729	£60,113,558	£59,870,834	£54,433,336	£48,920,310
60% LAR - 40% CIR	35%	£78,993,197	£55,225,821	£49,763,801	£49,547,857	£44,047,169	£38,533,762
60% LAR - 40% CIR	40%	£67,095,919	£44,839,082	£39,349,109	£39,153,575	£33,578,260	£28,002,839
60% LAR - 40% CIR	45%	£55,088,783	£34,339,995	£28,800,079	£28,551,136	£22,984,492	£17,335,155
60% LAR - 40% CIR	50%	£42,969,024	£23,712,100	£18,116,807	£17,864,331	£12,222,804	£6,504,096

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£120,954,291	£154,844,839	£160,200,891	£160,440,529	£165,813,727	£171,297,882
60% LAR - 40% CIR	5%	£132,392,716	£164,741,119	£170,691,788	£170,939,709	£175,442,522	£181,174,833
60% LAR - 40% CIR	10%	£143,711,329	£174,688,202	£180,095,105	£180,307,619	£185,720,140	£191,132,462
60% LAR - 40% CIR	15%	£155,177,398	£184,717,233	£190,111,200	£190,352,140	£195,746,108	£201,181,956
60% LAR - 40% CIR	20%	£166,697,098	£194,825,237	£200,202,471	£200,442,714	£205,865,503	£211,315,184
60% LAR - 40% CIR	25%	£178,311,366	£204,917,355	£210,307,032	£210,510,529	£216,044,240	£221,498,160
60% LAR - 40% CIR	30%	£189,978,039	£215,107,148	£220,627,317	£220,870,041	£226,307,539	£231,820,565
60% LAR - 40% CIR	35%	£201,747,678	£225,515,054	£230,947,074	£231,193,018	£236,893,706	£242,207,083
60% LAR - 40% CIR	40%	£213,644,058	£235,901,815	£241,391,768	£241,637,800	£247,164,915	£252,738,236
60% LAR - 40% CIR	45%	£225,652,002	£246,400,880	£251,940,799	£252,189,739	£257,796,383	£263,405,720
60% LAR - 40% CIR	50%	£237,771,851	£257,028,775	£262,624,068	£262,876,544	£268,518,071	£274,236,779

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£4,623,136	£38,513,705	£43,869,566	£44,199,404	£49,492,692	£54,639,557
60% LAR - 40% CIR	5%	£132,392,716	£164,741,119	£170,691,788	£170,939,709	£175,442,522	£181,174,833
60% LAR - 40% CIR	10%	£27,380,204	£28,367,167	£33,734,980	£33,976,694	£39,389,015	£44,801,337
60% LAR - 40% CIR	15%	£38,848,271	£38,398,108	£43,780,075	£44,021,015	£49,414,983	£54,850,831
60% LAR - 40% CIR	20%	£50,368,873	£48,494,112	£53,871,346	£54,111,588	£60,524,778	£66,584,089
60% LAR - 40% CIR	25%	£61,970,843	£58,646,230	£64,055,917	£64,299,196	£70,723,115	£76,895,035
60% LAR - 40% CIR	30%	£73,646,914	£68,866,021	£74,296,192	£74,538,016	£80,976,414	£87,284,440
60% LAR - 40% CIR	35%	£85,416,553	£79,163,929	£84,615,949	£84,857,393	£91,302,581	£97,757,958
60% LAR - 40% CIR	40%	£97,313,831	£89,577,088	£95,000,641	£95,238,175	£101,803,900	£108,340,711
60% LAR - 40% CIR	45%	£109,320,967	£100,069,755	£105,609,671	£105,848,014	£112,425,258	£119,074,595
60% LAR - 40% CIR	50%	£121,440,728	£110,697,850	£116,392,943	£116,625,419	£123,386,946	£130,169,654

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£43,579,114	£9,688,545	£4,332,684	£4,092,846	£1,890,352	£6,734,907
60% LAR - 40% CIR	5%	£32,261,857	£20,679,641	£15,988,493	£15,790,394	£11,209,147	£16,051,456
60% LAR - 40% CIR	10%	£20,822,046	£10,164,917	£15,532,730	£15,744,444	£21,186,765	£26,599,087
60% LAR - 40% CIR	15%	£9,355,979	£20,183,858	£25,577,825	£25,918,765	£31,212,733	£36,648,681
60% LAR - 40% CIR	20%	£2,189,223	£30,201,952	£35,669,099	£35,999,330	£41,322,538	£46,781,939
60% LAR - 40% CIR	25%	£13,768,593	£40,443,980	£45,833,667	£46,076,945	£51,520,865	£56,964,765
60% LAR - 40% CIR	30%	£25,444,664	£50,683,771	£56,093,942	£56,336,668	£61,774,184	£67,287,190
60% LAR - 40% CIR	35%	£37,244,303	£60,981,678	£66,315,899	£66,558,943	£72,160,351	£77,673,708
60% LAR - 40% CIR	40%	£49,111,561	£71,388,438	£76,558,991	£76,799,566	£82,631,140	£88,304,861
60% LAR - 40% CIR	45%	£61,118,717	£81,867,505	£87,407,421	£87,646,364	£93,223,008	£98,872,345
60% LAR - 40% CIR	50%	£73,238,476	£92,406,400	£98,090,698	£98,323,169	£104,094,696	£109,703,404

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
		£100,558,759	£66,666,710	£61,312,309	£61,072,471	£55,889,273	£50,285,318
60% LAR - 40% CIR	5%	£99,220,282	£56,718,891	£51,421,212	£51,182,291	£45,770,478	£40,338,167
60% LAR - 40% CIR	10%	£77,801,671	£46,814,708	£41,446,895	£41,205,181	£35,792,860	£30,380,538
60% LAR - 40% CIR	15%	£66,335,604	£36,795,767	£31,401,800	£31,160,860	£25,766,892	£20,331,044
60% LAR - 40% CIR	20%	£54,815,909	£26,687,763	£21,310,629	£21,070,298	£15,651,097	£10,197,816
60% LAR - 40% CIR	25%	£43,211,032	£16,535,645	£11,145,958	£10,902,680	£5,458,760	£14,840
60% LAR - 40% CIR	30%	£31,534,961	£6,315,854	£6,885,683	£6,642,959	£4,794,539	£10,307,665
60% LAR - 40% CIR	35%	£19,785,322	£6,802,854	£6,844,914	£6,688,078	£5,161,766	£20,684,053
60% LAR - 40% CIR	40%	£7,868,044	£14,388,813	£19,878,706	£20,124,300	£25,651,515	£31,225,236
60% LAR - 40% CIR	45%	£4,139,092	£24,887,880	£30,427,760	£30,676,739	£36,243,383	£41,892,720
60% LAR - 40% CIR	50%	£16,258,851	£35,415,775	£41,111,688	£41,363,544	£47,094,071	£52,724,779

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
No Units	575
Site Area	2.88 Ha

Value Area	Zone C - £1,500 psf
Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£193,560,172	£159,762,249	£154,539,062	£154,305,868	£149,066,393	£143,771,302
60% LAR : 40% CIR	5%	£180,568,639	£148,252,541	£143,050,062	£142,817,719	£137,547,013	£132,272,936
60% LAR : 40% CIR	10%	£167,628,080	£136,699,314	£131,469,574	£131,234,500	£125,980,230	£120,674,464
60% LAR : 40% CIR	15%	£154,411,472	£125,074,131	£119,837,279	£119,603,358	£114,326,263	£109,013,361
60% LAR : 40% CIR	20%	£141,232,572	£113,380,759	£108,132,979	£107,898,347	£102,599,827	£97,298,992
60% LAR : 40% CIR	25%	£128,039,545	£101,625,964	£96,344,447	£96,108,426	£90,764,970	£85,402,867
60% LAR : 40% CIR	30%	£114,743,921	£89,779,516	£84,453,434	£84,214,357	£78,865,794	£73,498,755
60% LAR : 40% CIR	35%	£101,385,729	£77,831,965	£72,495,373	£72,256,767	£66,866,639	£61,468,620
60% LAR : 40% CIR	40%	£87,939,935	£65,819,152	£60,446,972	£60,205,127	£54,797,682	£49,382,405
60% LAR : 40% CIR	45%	£74,367,884	£53,700,927	£48,302,491	£48,060,974	£42,592,858	£37,112,052
60% LAR : 40% CIR	50%	£60,630,546	£41,488,358	£36,015,130	£35,770,185	£30,257,384	£24,700,643

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£87,180,703	£120,978,628	£128,201,813	£128,435,307	£131,674,482	£136,969,573
60% LAR : 40% CIR	5%	£108,172,236	£132,468,334	£137,699,768	£137,923,696	£143,161,340	£148,461,340
60% LAR : 40% CIR	10%	£113,215,706	£144,041,561	£149,271,301	£149,505,975	£154,760,645	£160,065,411
60% LAR : 40% CIR	15%	£128,329,403	£155,665,744	£160,903,598	£161,137,517	£166,414,612	£171,727,514
60% LAR : 40% CIR	20%	£139,488,303	£167,360,716	£172,507,896	£172,744,528	£178,140,548	£183,500,883
60% LAR : 40% CIR	25%	£152,701,330	£179,114,011	£184,306,428	£184,532,449	£190,115,665	£195,338,028
60% LAR : 40% CIR	30%	£165,968,954	£190,961,359	£196,287,441	£196,528,516	£201,875,081	£207,242,120
60% LAR : 40% CIR	35%	£179,355,148	£202,808,819	£208,245,502	£208,484,108	£213,854,236	£219,272,256
60% LAR : 40% CIR	40%	£192,801,040	£214,641,723	£220,203,803	£220,455,148	£225,943,193	£231,398,470
60% LAR : 40% CIR	45%	£206,372,991	£227,039,948	£232,438,384	£232,679,901	£238,148,017	£243,628,823
60% LAR : 40% CIR	50%	£220,110,329	£239,252,517	£244,725,745	£244,970,690	£250,483,491	£256,040,232

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£29,150,422	£4,847,561	£9,870,888	£10,103,882	£16,343,397	£20,639,448
60% LAR : 40% CIR	5%	£16,156,989	£1,157,209	£1,569,668	£1,591,971	£2,652,797	£3,338,616
60% LAR : 40% CIR	10%	£3,118,330	£27,710,438	£32,940,176	£33,174,850	£38,429,520	£43,735,286
60% LAR : 40% CIR	15%	£3,988,278	£39,335,619	£44,572,471	£44,806,392	£50,083,487	£55,396,389
60% LAR : 40% CIR	20%	£23,151,178	£51,028,991	£56,276,771	£56,510,403	£61,809,863	£67,108,758
60% LAR : 40% CIR	25%	£56,370,205	£62,783,785	£68,069,303	£68,301,324	£73,644,780	£79,005,853
60% LAR : 40% CIR	30%	£49,655,829	£74,830,234	£79,956,316	£80,195,393	£85,543,956	£90,910,995
60% LAR : 40% CIR	35%	£63,024,021	£86,577,785	£91,914,377	£92,152,963	£97,523,111	£102,941,130
60% LAR : 40% CIR	40%	£76,469,016	£98,500,095	£103,982,778	£104,204,623	£109,612,668	£115,057,346
60% LAR : 40% CIR	45%	£90,041,868	£110,708,823	£116,107,259	£116,348,776	£121,816,892	£127,297,698
60% LAR : 40% CIR	50%	£103,779,204	£122,921,892	£128,394,620	£128,639,965	£134,192,368	£139,709,107

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£77,352,672	£43,254,749	£38,331,262	£38,098,398	£32,858,893	£27,563,802
60% LAR : 40% CIR	5%	£94,361,139	£52,045,041	£29,842,842	£29,610,279	£24,339,513	£19,066,435
60% LAR : 40% CIR	10%	£51,320,580	£20,491,814	£15,262,074	£15,027,400	£9,772,730	£4,466,964
60% LAR : 40% CIR	15%	£38,203,972	£8,866,631	£3,629,779	£3,395,858	£1,891,237	£7,194,139
60% LAR : 40% CIR	20%	£25,045,072	£2,898,941	£8,074,821	£8,211,985	£11,651,573	£14,997,598
60% LAR : 40% CIR	25%	£11,832,045	£14,581,536	£19,863,053	£20,099,074	£25,442,530	£30,804,633
60% LAR : 40% CIR	30%	£1,463,579	£26,427,984	£31,754,066	£31,993,143	£37,341,705	£42,708,743
60% LAR : 40% CIR	35%	£4,821,777	£38,375,335	£43,127,127	£43,366,153	£48,709,861	£54,058,880
60% LAR : 40% CIR	40%	£25,467,655	£50,388,348	£56,780,526	£56,992,373	£61,409,818	£66,855,005
60% LAR : 40% CIR	45%	£41,839,618	£62,506,573	£67,905,009	£68,146,526	£73,614,842	£79,095,448
60% LAR : 40% CIR	50%	£58,676,964	£74,719,142	£80,192,370	£80,437,315	£86,650,116	£91,906,857

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
		£134,332,297	£100,334,374	£85,311,187	£85,077,963	£88,338,376	£91,943,427
60% LAR : 40% CIR	5%	£121,340,764	£89,024,686	£83,222,207	£83,009,304	£78,319,398	£73,045,050
60% LAR : 40% CIR	10%	£108,300,205	£77,471,439	£72,241,699	£72,007,025	£66,752,355	£61,446,589
60% LAR : 40% CIR	15%	£95,183,597	£65,946,296	£60,609,404	£60,375,483	£55,098,388	£49,785,486
60% LAR : 40% CIR	20%	£82,024,697	£54,152,884	£48,915,104	£48,681,472	£43,372,052	£38,012,117
60% LAR : 40% CIR	25%	£68,811,670	£42,388,089	£37,116,572	£36,880,551	£31,537,095	£26,174,992
60% LAR : 40% CIR	30%	£55,516,046	£30,551,641	£25,225,559	£24,996,482	£19,637,919	£14,270,880
60% LAR : 40% CIR	35%	£42,157,854	£18,604,090	£13,267,498	£13,028,892	£7,658,784	£2,240,745
60% LAR : 40% CIR	40%	£28,711,960	£5,591,277	£1,219,097	£977,252	£4,430,183	£3,875,470
60% LAR : 40% CIR	45%	£15,140,009	£3,526,948	£10,925,384	£11,186,901	£16,635,017	£22,115,823
60% LAR : 40% CIR	50%	£1,402,671	£11,739,513	£29,212,745	£29,457,699	£28,970,491	£34,927,232

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone C - £1,750 psf
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No Units	575
Site Area	2.88 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	5%	£249,548,368	£215,539,907	£210,445,848	£210,218,418	£205,106,482	£199,960,282
60% LAR - 40% CIR	10%	£233,790,202	£201,324,381	£196,250,536	£196,023,006	£190,887,282	£185,751,523
60% LAR - 40% CIR	15%	£202,147,683	£172,737,559	£167,638,070	£167,410,284	£162,310,795	£157,165,342
60% LAR - 40% CIR	20%	£186,238,338	£158,340,911	£153,245,243	£153,038,116	£147,913,814	£142,763,902
60% LAR - 40% CIR	25%	£170,273,497	£143,918,560	£138,615,461	£138,589,979	£133,450,757	£128,293,341
60% LAR - 40% CIR	30%	£154,266,672	£129,416,431	£124,294,178	£124,065,217	£118,911,408	£113,718,641
60% LAR - 40% CIR	35%	£138,192,969	£114,840,783	£109,694,270	£109,462,814	£104,281,468	£99,036,095
60% LAR - 40% CIR	40%	£122,048,600	£100,190,240	£95,005,312	£94,771,682	£89,524,551	£84,222,781
60% LAR - 40% CIR	45%	£105,820,477	£85,420,900	£80,182,038	£79,944,151	£74,626,848	£69,309,545
60% LAR - 40% CIR	50%	£89,495,689	£70,517,263	£65,207,311	£64,969,673	£59,634,388	£54,243,415

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£31,192,507	£85,200,988	£70,295,027	£70,222,457	£75,634,393	£80,790,593
60% LAR - 40% CIR	5%	£49,699,673	£79,419,464	£64,460,339	£64,171,873	£69,583,613	£74,689,252
60% LAR - 40% CIR	10%	£62,751,038	£63,674,462	£48,733,633	£49,002,151	£54,118,991	£59,238,832
60% LAR - 40% CIR	15%	£78,593,192	£48,003,316	£33,102,805	£33,300,591	£38,000,080	£42,575,533
60% LAR - 40% CIR	20%	£94,501,636	£32,391,964	£17,475,832	£17,702,759	£22,827,261	£27,976,973
60% LAR - 40% CIR	25%	£110,491,376	£16,822,315	£1,825,414	£1,144,696	£17,201,118	£22,450,534
60% LAR - 40% CIR	30%	£126,474,203	£1,324,444	£156,466,697	£156,675,658	£161,829,467	£167,022,234
60% LAR - 40% CIR	35%	£142,547,908	£165,900,092	£171,046,905	£171,278,261	£176,459,407	£181,704,780
60% LAR - 40% CIR	40%	£158,692,276	£180,650,638	£185,225,963	£185,970,933	£191,216,224	£196,510,084
60% LAR - 40% CIR	45%	£174,920,368	£195,319,975	£200,558,637	£200,796,724	£206,114,027	£211,431,330
60% LAR - 40% CIR	50%	£191,245,166	£210,223,812	£215,533,564	£215,771,202	£221,106,487	£226,497,460

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£85,138,618	£51,130,157	£46,036,098	£45,806,688	£40,696,732	£35,540,532
60% LAR - 40% CIR	5%	£99,380,452	£35,614,631	£21,840,786	£21,613,252	£26,471,512	£31,341,773
60% LAR - 40% CIR	10%	£53,980,087	£22,656,663	£17,557,492	£17,328,974	£22,121,134	£27,095,293
60% LAR - 40% CIR	15%	£37,737,933	£8,327,809	£3,226,320	£3,000,534	£7,098,955	£12,244,408
60% LAR - 40% CIR	20%	£21,629,589	£5,980,889	£1,144,907	£1,071,828	£2,646,106	£4,265,249
60% LAR - 40% CIR	25%	£3,883,747	£20,491,190	£26,394,288	£25,523,771	£30,658,993	£35,119,009
60% LAR - 40% CIR	30%	£10,143,078	£34,993,319	£40,115,572	£40,344,533	£45,498,342	£50,691,109
60% LAR - 40% CIR	35%	£26,216,781	£49,568,967	£54,715,480	£54,947,136	£60,126,282	£65,373,658
60% LAR - 40% CIR	40%	£42,381,159	£64,229,910	£69,404,416	£69,639,689	£74,865,189	£80,136,969
60% LAR - 40% CIR	45%	£58,580,273	£78,988,580	£84,227,712	£84,465,590	£89,722,902	£95,100,205
60% LAR - 40% CIR	50%	£74,914,961	£93,892,487	£99,202,439	£99,440,077	£104,775,382	£110,166,338

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£133,340,868	£99,232,407	£94,238,348	£94,010,918	£88,898,082	£83,742,782
60% LAR - 40% CIR	5%	£117,592,702	£85,116,891	£80,043,036	£79,815,602	£74,679,762	£69,544,023
60% LAR - 40% CIR	10%	£101,782,337	£70,858,913	£65,759,742	£65,531,224	£60,414,384	£55,297,543
60% LAR - 40% CIR	15%	£85,940,183	£56,530,059	£51,430,570	£51,202,784	£46,103,295	£40,957,842
60% LAR - 40% CIR	20%	£70,031,939	£42,141,811	£37,057,743	£36,830,616	£31,708,114	£26,565,402
60% LAR - 40% CIR	25%	£54,065,997	£27,711,060	£22,607,961	£22,378,479	£17,243,257	£12,082,641
60% LAR - 40% CIR	30%	£38,059,172	£13,208,931	£8,086,678	£7,857,717	£2,703,908	£2,488,859
60% LAR - 40% CIR	35%	£21,985,469	£1,986,917	£813,283	£814,886	£1,963,862	£2,171,465
60% LAR - 40% CIR	40%	£3,841,100	£16,027,260	£21,202,188	£21,438,818	£26,682,349	£31,984,719
60% LAR - 40% CIR	45%	£10,387,023	£30,786,600	£36,025,462	£36,263,349	£41,580,652	£46,897,955
60% LAR - 40% CIR	50%	£26,711,911	£45,698,287	£51,000,189	£51,237,827	£56,673,172	£61,964,085

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,601,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR - 40% CIR	0%	£98,530,493	£196,312,032	£181,217,973	£180,990,343	£175,810,807	£170,722,407
60% LAR - 40% CIR	5%	£174,562,327	£142,096,506	£137,022,861	£136,796,127	£131,659,387	£126,525,648
60% LAR - 40% CIR	10%	£158,761,962	£127,838,538	£122,739,367	£122,510,849	£117,394,009	£112,277,168
60% LAR - 40% CIR	15%	£142,919,808	£113,509,584	£108,410,195	£108,182,409	£103,082,920	£97,937,467
60% LAR - 40% CIR	20%	£127,011,464	£99,121,036	£94,027,368	£93,811,041	£88,695,739	£83,539,027
60% LAR - 40% CIR	25%	£111,045,622	£84,690,685	£79,587,586	£79,358,104	£74,222,882	£69,062,466
60% LAR - 40% CIR	30%	£95,038,797	£70,188,556	£65,086,303	£64,837,342	£59,683,533	£54,490,766
60% LAR - 40% CIR	35%	£78,965,094	£55,612,909	£50,488,395	£50,234,739	£45,052,693	£39,808,220
60% LAR - 40% CIR	40%	£62,820,725	£40,952,365	£35,777,437	£35,542,807	£30,296,676	£24,994,906
60% LAR - 40% CIR	45%	£46,592,802	£26,193,025	£20,994,163	£20,716,276	£15,398,973	£10,081,670
60% LAR - 40% CIR	50%	£30,267,814	£11,289,388	£5,979,436	£5,741,798	£406,513	£4,984,460

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
No Units	575
Site Area	2.88 Ha

Value Area	Zone C - £1,900 psf
Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£283,052,776	£248,781,878	£243,745,259	£243,520,395	£228,429,279	£233,335,220
60% LAR : 40% CIR	5%	£205,646,863	£232,341,434	£227,890,210	£227,663,650	£222,589,808	£217,515,961
60% LAR : 40% CIR	10%	£248,169,830	£217,040,840	£211,985,667	£211,759,903	£206,704,729	£201,640,555
60% LAR : 40% CIR	15%	£230,651,011	£201,075,596	£196,037,566	£195,812,525	£190,774,494	£185,689,556
60% LAR : 40% CIR	20%	£213,090,815	£185,068,738	£180,046,537	£179,821,947	£174,757,596	£169,673,838
60% LAR : 40% CIR	25%	£195,489,656	£169,020,677	£163,977,063	£163,752,523	£158,681,159	£153,611,794
60% LAR : 40% CIR	30%	£177,838,916	£152,899,601	£147,843,039	£147,617,015	£142,556,998	£137,434,744
60% LAR : 40% CIR	35%	£160,107,793	£136,711,908	£131,657,310	£131,428,799	£126,318,010	£121,196,328
60% LAR : 40% CIR	40%	£142,336,519	£120,464,762	£115,393,945	£115,158,815	£110,065,059	£104,936,024
60% LAR : 40% CIR	45%	£124,479,413	£104,120,876	£98,979,853	£98,748,895	£93,572,471	£88,335,081
60% LAR : 40% CIR	50%	£106,548,063	£87,665,468	£82,464,998	£82,230,933	£76,969,907	£71,659,955

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£2,311,901	£31,958,997	£36,995,616	£37,220,480	£42,311,396	£47,409,855
60% LAR : 40% CIR	5%	£18,098,874	£47,799,441	£52,860,665	£53,077,225	£58,156,665	£63,224,914
60% LAR : 40% CIR	10%	£32,571,045	£63,700,033	£68,750,208	£68,969,412	£74,036,146	£79,091,330
60% LAR : 40% CIR	15%	£50,089,864	£79,665,273	£84,703,309	£84,928,350	£90,066,381	£95,051,319
60% LAR : 40% CIR	20%	£67,630,060	£95,672,137	£100,694,538	£100,918,928	£106,063,369	£111,067,037
60% LAR : 40% CIR	25%	£85,251,219	£111,720,198	£116,703,812	£116,929,323	£122,169,218	£127,129,087
60% LAR : 40% CIR	30%	£102,901,959	£127,841,214	£132,807,636	£133,023,860	£138,383,877	£143,306,131
60% LAR : 40% CIR	35%	£120,633,092	£144,029,967	£149,093,563	£149,317,076	£154,822,865	£159,542,547
60% LAR : 40% CIR	40%	£138,404,356	£160,278,112	£165,376,800	£165,600,960	£171,258,615	£175,936,851
60% LAR : 40% CIR	45%	£156,211,462	£176,619,569	£181,761,022	£181,991,960	£187,868,404	£192,403,794
60% LAR : 40% CIR	50%	£174,152,812	£193,075,407	£198,276,877	£198,509,942	£203,770,958	£208,080,820

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£118,643,026	£84,372,128	£79,335,509	£79,110,645	£74,019,529	£68,925,470
60% LAR : 40% CIR	5%	£101,237,113	£68,531,884	£63,490,460	£63,265,900	£58,180,556	£53,106,211
60% LAR : 40% CIR	10%	£83,760,080	£52,631,090	£47,575,917	£47,350,153	£42,294,979	£37,239,805
60% LAR : 40% CIR	15%	£66,241,261	£36,665,846	£31,627,616	£31,402,775	£26,364,744	£21,279,806
60% LAR : 40% CIR	20%	£48,681,665	£20,698,368	£15,636,587	£15,412,197	£10,347,756	£5,264,086
60% LAR : 40% CIR	25%	£31,079,906	£4,610,927	£-446,697	£-428,691	£-136,867	£-10,917,868
60% LAR : 40% CIR	30%	£13,429,166	£-11,810,149	£-16,566,711	£-16,792,735	£-21,852,752	£-26,975,008
60% LAR : 40% CIR	35%	£-4,301,967	£-27,897,942	£-32,752,440	£-32,980,561	£-38,091,740	£-43,211,422
60% LAR : 40% CIR	40%	£-22,073,271	£-43,944,065	£-49,945,005	£-49,213,935	£-54,404,691	£-59,376,726
60% LAR : 40% CIR	45%	£-39,930,537	£-60,288,874	£-66,229,897	£-65,660,855	£-70,837,279	£-76,074,669
60% LAR : 40% CIR	50%	£-57,861,687	£-76,744,282	£-81,944,782	£-81,178,617	£-87,438,843	£-92,749,705

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£186,845,276	£132,574,378	£127,257,790	£127,312,895	£122,221,779	£117,127,720
60% LAR : 40% CIR	5%	£149,439,363	£116,733,834	£111,682,710	£111,456,150	£106,362,308	£101,308,461
60% LAR : 40% CIR	10%	£131,962,330	£100,833,340	£95,778,167	£95,552,403	£90,497,229	£85,442,055
60% LAR : 40% CIR	15%	£114,443,511	£84,888,096	£79,830,066	£79,605,025	£74,566,994	£69,482,056
60% LAR : 40% CIR	20%	£96,883,315	£68,981,238	£63,938,637	£63,713,447	£58,659,086	£53,496,359
60% LAR : 40% CIR	25%	£79,282,156	£52,813,177	£47,789,563	£47,543,023	£42,473,659	£37,404,294
60% LAR : 40% CIR	30%	£61,631,416	£36,662,101	£31,635,539	£31,409,515	£26,349,498	£21,227,244
60% LAR : 40% CIR	35%	£43,980,283	£20,504,408	£15,449,010	£15,221,289	£10,110,510	£4,960,526
60% LAR : 40% CIR	40%	£26,329,019	£4,297,292	£-446,595	£-428,691	£-136,867	£-10,917,868
60% LAR : 40% CIR	45%	£8,271,913	£-12,086,624	£-17,227,847	£-17,458,605	£-22,635,029	£-27,812,419
60% LAR : 40% CIR	50%	£-9,888,437	£-28,542,032	£-33,742,502	£-33,976,567	£-39,297,993	£-44,547,945

Residual Land values compared to benchmark land values

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchairs	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchairs Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£223,828,901	£189,558,003	£184,217,388	£184,292,540	£179,201,498	£174,107,345
60% LAR : 40% CIR	5%	£206,418,988	£173,713,569	£168,462,335	£168,436,775	£163,351,931	£158,268,086
60% LAR : 40% CIR	10%	£188,941,955	£157,812,965	£152,757,792	£152,532,028	£147,476,854	£142,421,680
60% LAR : 40% CIR	15%	£171,423,136	£141,847,721	£136,809,691	£136,584,650	£131,546,619	£126,461,681
60% LAR : 40% CIR	20%	£153,902,340	£125,840,963	£120,819,462	£120,594,072	£115,556,041	£110,445,963
60% LAR : 40% CIR	25%	£136,261,781	£109,792,802	£104,749,188	£104,522,648	£99,453,284	£94,383,919
60% LAR : 40% CIR	30%	£118,611,041	£93,671,726	£88,615,164	£88,389,140	£83,326,123	£78,266,869
60% LAR : 40% CIR	35%	£100,979,918	£77,484,033	£72,429,435	£72,203,924	£67,150,135	£62,107,453
60% LAR : 40% CIR	40%	£83,108,644	£61,236,897	£56,136,070	£55,907,940	£50,777,184	£45,605,140
60% LAR : 40% CIR	45%	£65,251,538	£44,993,001	£39,751,978	£39,521,020	£34,344,596	£29,107,206
60% LAR : 40% CIR	50%	£47,320,188	£28,437,593	£23,237,123	£23,003,058	£17,742,032	£12,432,080

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone C - £2,000 psf
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No Units	575
Site Area	2.88 Ha

Sales value inflation		Growth
Build cost inflation		Growth
Tenure		LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£305,333,941	£270,872,859	£265,836,039	£265,611,175	£260,574,256	£255,337,938
60% LAR : 40% CIR	5%	£296,816,400	£253,927,676	£248,911,044	£248,687,039	£243,670,407	£238,600,077
60% LAR : 40% CIR	10%	£268,257,247	£236,940,730	£231,942,558	£231,719,340	£226,687,681	£221,632,508
60% LAR : 40% CIR	15%	£249,653,229	£219,912,228	£214,910,354	£214,685,313	£209,647,282	£204,609,252
60% LAR : 40% CIR	20%	£230,975,257	£202,831,361	£197,808,961	£197,584,071	£192,562,170	£187,539,769
60% LAR : 40% CIR	25%	£212,256,919	£185,673,138	£180,694,888	£180,441,059	£175,432,789	£170,363,706
60% LAR : 40% CIR	30%	£193,496,829	£168,474,126	£163,478,156	£163,252,132	£158,195,570	£153,139,009
60% LAR : 40% CIR	35%	£174,697,198	£151,230,232	£146,184,987	£145,959,406	£140,914,161	£135,825,432
60% LAR : 40% CIR	40%	£155,906,373	£133,985,298	£128,949,889	£128,624,694	£123,528,732	£118,427,917
60% LAR : 40% CIR	45%	£136,872,876	£116,490,132	£111,397,814	£111,169,994	£106,052,019	£100,889,599
60% LAR : 40% CIR	50%	£117,844,825	£98,981,645	£93,842,497	£93,611,782	£88,431,488	£83,200,079

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£24,593,066	£9,988,216	£14,304,836	£15,129,700	£20,168,319	£25,202,937
60% LAR : 40% CIR	5%	£6,075,615	£29,813,699	£61,862,803	£62,663,896	£61,070,466	£64,131,786
60% LAR : 40% CIR	10%	£12,483,425	£43,800,145	£48,798,517	£49,021,535	£45,053,194	£50,108,267
60% LAR : 40% CIR	15%	£31,087,648	£60,828,647	£65,830,521	£66,055,562	£61,093,593	£66,131,623
60% LAR : 40% CIR	20%	£49,765,618	£77,909,514	£82,931,914	£83,156,334	£78,176,705	£83,201,108
60% LAR : 40% CIR	25%	£68,454,356	£95,007,127	£100,076,027	£100,299,616	£95,308,666	£100,377,169
60% LAR : 40% CIR	30%	£87,144,048	£112,166,749	£121,262,710	£121,488,743	£112,545,305	£117,601,866
60% LAR : 40% CIR	35%	£105,833,677	£129,310,643	£134,555,899	£134,781,469	£129,876,714	£134,913,443
60% LAR : 40% CIR	40%	£124,524,032	£146,455,577	£151,699,977	£151,916,181	£147,012,143	£152,012,958
60% LAR : 40% CIR	45%	£143,213,999	£163,600,431	£169,843,061	£169,570,881	£164,566,856	£169,551,276
60% LAR : 40% CIR	50%	£161,903,950	£180,745,230	£186,986,378	£187,129,093	£182,039,387	£187,040,796

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£140,924,191	£106,462,909	£101,426,289	£101,201,425	£96,164,806	£91,128,188
60% LAR : 40% CIR	5%	£122,408,740	£89,917,626	£84,871,094	£84,277,259	£79,260,657	£74,199,327
60% LAR : 40% CIR	10%	£103,847,497	£72,530,980	£67,532,808	£67,309,590	£62,277,931	£57,222,758
60% LAR : 40% CIR	15%	£85,243,479	£55,502,478	£50,500,604	£50,275,563	£45,237,532	£40,199,502
60% LAR : 40% CIR	20%	£66,565,507	£38,421,511	£33,389,611	£33,174,821	£28,152,430	£23,130,019
60% LAR : 40% CIR	25%	£47,846,569	£21,283,388	£16,251,118	£16,031,309	£11,003,099	£6,983,966
60% LAR : 40% CIR	30%	£29,087,079	£4,064,376	£-931,594	£-1,157,616	£-6,214,180	£-11,270,741
60% LAR : 40% CIR	35%	£10,287,448	£-13,179,518	£-18,224,763	£-18,450,344	£-23,495,389	£-28,584,318
60% LAR : 40% CIR	40%	£-8,891,977	£-30,524,452	£-35,569,852	£-35,765,665	£-40,861,018	£-45,917,638
60% LAR : 40% CIR	45%	£-27,536,874	£-47,919,618	£-53,011,936	£-53,239,756	£-58,337,311	£-63,520,151
60% LAR : 40% CIR	50%	£-46,584,925	£-65,426,105	£-70,697,283	£-70,797,668	£-75,978,262	£-81,209,671

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£180,126,441	£154,665,159	£149,628,539	£149,403,675	£144,367,056	£139,330,438
60% LAR : 40% CIR	5%	£170,608,990	£137,120,176	£132,703,844	£132,479,839	£127,462,807	£122,401,577
60% LAR : 40% CIR	10%	£152,049,747	£120,733,230	£115,735,058	£115,511,840	£110,480,181	£105,425,008
60% LAR : 40% CIR	15%	£133,445,729	£103,704,728	£98,702,854	£98,477,813	£93,439,782	£88,401,752
60% LAR : 40% CIR	20%	£114,787,757	£86,623,861	£81,601,461	£81,377,071	£76,339,670	£71,332,295
60% LAR : 40% CIR	25%	£96,048,819	£69,465,638	£64,457,368	£64,233,559	£59,225,289	£54,156,206
60% LAR : 40% CIR	30%	£77,299,329	£52,266,626	£47,270,656	£47,044,632	£41,988,070	£36,931,509
60% LAR : 40% CIR	35%	£58,489,698	£35,022,732	£29,977,487	£29,751,996	£24,706,661	£19,617,932
60% LAR : 40% CIR	40%	£39,689,973	£17,677,788	£12,642,388	£12,417,194	£7,321,232	£2,220,417
60% LAR : 40% CIR	45%	£20,665,376	£-2,822,632	£-14,809,686	£-15,037,506	£-20,155,481	£-25,317,901
60% LAR : 40% CIR	50%	£1,637,325	£-17,226,895	£-22,368,083	£-22,596,718	£-27,778,012	£-33,007,421

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£246,106,666	£211,444,764	£206,636,164	£206,383,300	£201,346,881	£196,310,063
60% LAR : 40% CIR	5%	£227,588,615	£194,699,801	£189,683,169	£189,459,194	£184,442,532	£179,381,202
60% LAR : 40% CIR	10%	£209,029,372	£177,712,855	£172,714,683	£172,491,465	£167,459,806	£162,404,633
60% LAR : 40% CIR	15%	£190,425,354	£160,684,353	£155,682,479	£155,457,438	£150,419,407	£145,381,377
60% LAR : 40% CIR	20%	£171,747,362	£143,633,486	£138,631,086	£138,354,696	£133,342,295	£128,311,894
60% LAR : 40% CIR	25%	£153,028,444	£126,445,263	£121,436,993	£121,213,184	£116,204,914	£111,135,831
60% LAR : 40% CIR	30%	£134,268,954	£109,246,251	£104,250,281	£104,024,257	£99,067,695	£93,911,134
60% LAR : 40% CIR	35%	£115,469,323	£92,002,357	£86,967,112	£86,731,521	£81,686,286	£76,597,557
60% LAR : 40% CIR	40%	£96,578,498	£74,657,423	£69,622,023	£69,396,819	£64,300,857	£59,200,042
60% LAR : 40% CIR	45%	£77,645,001	£57,262,257	£52,169,939	£51,942,119	£46,824,144	£41,661,724
60% LAR : 40% CIR	50%	£58,616,950	£39,753,770	£34,614,622	£34,383,907	£29,203,613	£23,972,204

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats	
No Units	575
Site Area	2.88 Ha

Value Area	Zone C - RP Periphery £2,250 psf
Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£361,036,856	£325,953,665	£320,969,857	£320,747,351	£315,763,542	£310,764,890
60% LAR : 40% CIR	10%	£339,734,259	£306,289,011	£301,324,970	£301,103,314	£296,136,612	£291,139,379
60% LAR : 40% CIR	15%	£318,389,871	£286,582,812	£281,637,049	£281,416,171	£276,425,426	£271,427,255
60% LAR : 40% CIR	20%	£297,004,099	£266,835,505	£261,873,916	£261,651,413	£256,670,191	£251,688,969
60% LAR : 40% CIR	25%	£275,577,353	£247,024,142	£242,068,375	£241,846,515	£236,870,747	£231,889,978
60% LAR : 40% CIR	30%	£254,110,038	£227,152,411	£222,200,615	£221,979,328	£217,027,532	£212,055,669
60% LAR : 40% CIR	35%	£232,602,563	£207,240,352	£202,301,262	£202,080,279	£197,115,323	£192,119,702
60% LAR : 40% CIR	40%	£211,024,968	£187,288,375	£182,330,631	£182,107,770	£177,123,329	£172,138,887
60% LAR : 40% CIR	45%	£189,381,163	£167,293,317	£162,335,803	£162,113,113	£157,089,399	£152,092,717
60% LAR : 40% CIR	50%	£167,718,039	£147,166,018	£142,185,165	£141,960,265	£136,933,256	£131,906,246
60% LAR : 40% CIR	50%	£145,962,256	£126,995,619	£121,975,560	£121,750,895	£116,695,453	£111,610,177

Residual Land values compared to benchmark land values

Higher Value Secondary Offices								£97,649,000
Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	
60% LAR : 40% CIR	0%	£80,295,981	£45,212,790	£40,228,982	£40,006,476	£35,022,667	£30,024,015	
60% LAR : 40% CIR	5%	£59,993,384	£25,946,726	£20,964,095	£20,742,589	£15,758,137	£10,778,504	
60% LAR : 40% CIR	10%	£37,648,996	£5,841,037	£896,174	£875,296	£-134,449	£-134,820	
60% LAR : 40% CIR	15%	£16,263,224	£-13,905,370	£-18,866,959	£-18,689,462	£-24,070,684	£-29,051,908	
60% LAR : 40% CIR	20%	£5,193,522	£-33,716,733	£-38,662,500	£-38,494,390	£-43,370,128	£-48,335,897	
60% LAR : 40% CIR	25%	£-6,981,831	£-53,508,454	£-58,440,260	£-58,161,547	£-62,813,443	£-67,665,216	
60% LAR : 40% CIR	30%	£-14,138,312	£-73,500,523	£-78,438,813	£-78,060,596	£-82,625,562	£-87,421,173	
60% LAR : 40% CIR	35%	£-29,715,807	£-93,452,500	£-98,410,244	£-98,033,105	£-102,617,546	£-107,401,988	
60% LAR : 40% CIR	40%	£-51,549,712	£-113,460,558	£-118,455,273	£-118,077,762	£-122,662,076	£-127,663,158	
60% LAR : 40% CIR	45%	£-73,022,836	£-133,574,657	£-138,555,710	£-138,180,610	£-142,807,619	£-147,834,629	
60% LAR : 40% CIR	50%	£-134,778,618	£-153,745,256	£-158,765,315	£-158,389,980	£-163,005,422	£-167,930,698	

Residual Land values compared to benchmark land values

Medium Value Secondary Offices								£57,186,000
Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	
60% LAR : 40% CIR	0%	£196,627,106	£161,543,915	£156,560,107	£156,337,601	£151,353,792	£146,355,140	
60% LAR : 40% CIR	5%	£175,324,509	£141,979,251	£136,915,220	£136,692,654	£131,708,262	£126,709,629	
60% LAR : 40% CIR	10%	£153,980,121	£122,173,062	£117,227,299	£117,006,421	£112,015,676	£107,017,505	
60% LAR : 40% CIR	15%	£132,584,349	£102,425,755	£97,464,166	£97,241,663	£92,260,441	£87,279,219	
60% LAR : 40% CIR	20%	£111,167,603	£82,674,392	£77,682,625	£77,460,122	£72,478,900	£67,487,228	
60% LAR : 40% CIR	25%	£89,700,288	£62,742,661	£57,769,666	£57,547,163	£52,565,941	£47,574,619	
60% LAR : 40% CIR	30%	£68,192,813	£42,830,602	£37,891,312	£37,668,809	£32,687,587	£27,696,365	
60% LAR : 40% CIR	35%	£46,615,218	£22,878,625	£17,920,881	£17,698,378	£12,717,156	£7,726,137	
60% LAR : 40% CIR	40%	£24,981,413	£2,860,567	£-2,104,187	£-2,104,187	£-7,123,001	£-12,141,033	
60% LAR : 40% CIR	45%	£3,308,289	£-17,243,732	£-22,224,585	£-22,449,485	£-27,474,494	£-32,503,504	
60% LAR : 40% CIR	50%	£-18,487,484	£-37,414,131	£-42,434,130	£-42,658,635	£-47,714,297	£-52,799,673	

Residual Land values compared to benchmark land values

Lower Value Secondary Offices / Community Space								£40,420,000
Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	
60% LAR : 40% CIR	0%	£244,829,356	£209,746,165	£204,762,357	£204,539,851	£199,556,042	£194,557,390	
60% LAR : 40% CIR	5%	£223,526,759	£190,081,501	£185,117,470	£184,894,814	£179,920,512	£174,911,979	
60% LAR : 40% CIR	10%	£202,182,371	£170,375,312	£165,420,549	£165,208,671	£160,217,926	£155,219,755	
60% LAR : 40% CIR	15%	£180,796,599	£150,628,005	£145,666,416	£145,443,913	£140,462,691	£135,481,469	
60% LAR : 40% CIR	20%	£159,369,853	£130,816,642	£125,850,875	£125,629,015	£120,647,793	£115,666,571	
60% LAR : 40% CIR	25%	£137,902,538	£110,944,911	£105,993,115	£105,771,828	£100,820,032	£95,848,169	
60% LAR : 40% CIR	30%	£116,395,063	£91,032,852	£86,083,562	£85,872,779	£80,907,823	£75,912,202	
60% LAR : 40% CIR	35%	£94,817,468	£71,080,375	£66,123,131	£65,902,270	£60,937,314	£55,931,387	
60% LAR : 40% CIR	40%	£73,183,663	£51,052,817	£46,078,103	£45,855,619	£40,880,699	£35,860,217	
60% LAR : 40% CIR	45%	£51,510,539	£30,968,518	£25,977,665	£25,752,765	£20,725,796	£15,698,746	
60% LAR : 40% CIR	50%	£29,754,756	£10,788,119	£5,768,060	£5,543,395	£487,953	£-4,997,923	

Residual Land values compared to benchmark land values

Secondary Industrial/Storage/Distribution								£20,691,000
Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon	
60% LAR : 40% CIR	0%	£07,908,861	£286,725,799	£281,741,382	£281,519,476	£276,535,667	£271,551,815	
60% LAR : 40% CIR	5%	£280,506,384	£247,061,126	£242,097,095	£241,875,439	£236,891,137	£231,891,504	
60% LAR : 40% CIR	10%	£259,161,996	£227,354,937	£222,409,174	£222,188,296	£217,197,551	£212,199,380	
60% LAR : 40% CIR	15%	£237,776,224	£207,607,630	£202,646,041	£202,423,538	£197,442,316	£192,461,094	
60% LAR : 40% CIR	20%	£216,349,476	£187,796,267	£182,835,500	£182,613,000	£177,631,778	£172,650,556	
60% LAR : 40% CIR	25%	£194,882,163	£167,924,536	£162,972,740	£162,751,453	£157,769,657	£152,787,794	
60% LAR : 40% CIR	30%	£173,374,688	£148,012,477	£143,073,187	£142,852,404	£137,869,448	£132,887,827	
60% LAR : 40% CIR	35%	£151,797,093	£128,060,500	£123,102,756	£122,879,895	£117,895,454	£112,911,013	
60% LAR : 40% CIR	40%	£130,163,288	£108,032,442	£103,072,728	£102,835,238	£97,860,524	£92,829,842	
60% LAR : 40% CIR	45%	£108,490,164	£87,938,143	£82,957,290	£82,732,390	£77,750,381	£72,678,371	
60% LAR : 40% CIR	50%	£86,734,381	£67,787,744	£62,741,685	£62,523,020	£57,467,578	£52,382,302	

LB Camden
Local Plan Viability Testing 2023

Resi 16 - 575 Flats

Value Area	Zone C - RP Periphery E2,450 psf
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No Units	575
Site Area	2.88 Ha

Sales value inflation	Growth
Build cost inflation	Growth
Tenure	LAR : CIR

Residual land values:

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	5%	£405,513,367	£369,949,829	£364,966,022	£364,743,515	£360,759,707	£384,775,899
60% LAR : 40% CIR	10%	£382,014,195	£348,085,357	£343,121,327	£342,889,670	£337,055,640	£332,971,659
60% LAR : 40% CIR	15%	£358,473,604	£326,179,361	£321,233,598	£321,012,719	£316,066,956	£311,121,192
60% LAR : 40% CIR	20%	£334,882,091	£304,232,245	£299,303,253	£299,083,083	£294,154,091	£289,225,100
60% LAR : 40% CIR	25%	£311,227,218	£282,244,414	£277,330,714	£277,111,181	£272,197,480	£267,283,227
60% LAR : 40% CIR	30%	£287,551,787	£260,216,274	£255,316,400	£255,097,434	£250,183,704	£245,219,907
60% LAR : 40% CIR	35%	£263,796,195	£238,148,230	£233,228,155	£233,007,372	£228,088,082	£223,128,791
60% LAR : 40% CIR	40%	£240,020,851	£216,006,390	£211,078,154	£210,857,806	£205,929,569	£201,001,333
60% LAR : 40% CIR	45%	£216,206,192	£193,905,827	£188,987,207	£188,767,225	£183,832,335	£178,957,620
60% LAR : 40% CIR	50%	£192,309,145	£171,566,163	£166,623,201	£166,401,012	£161,434,587	£156,468,162
60% LAR : 40% CIR	50%	£168,361,559	£149,235,868	£144,276,308	£144,054,353	£139,066,718	£134,046,659

Residual Land values compared to benchmark land values
Higher Value Secondary Offices

£97,649,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£124,772,492	£89,208,954	£84,225,147	£84,002,640	£79,018,832	£74,035,024
60% LAR : 40% CIR	5%	£117,327,321	£87,344,662	£82,360,450	£82,138,795	£77,154,785	£72,170,734
60% LAR : 40% CIR	10%	£110,882,720	£85,480,486	£80,496,723	£80,274,844	£75,290,981	£70,307,017
60% LAR : 40% CIR	15%	£104,438,119	£83,616,310	£78,732,960	£78,511,181	£73,527,318	£68,543,354
60% LAR : 40% CIR	20%	£97,993,518	£81,752,134	£76,969,091	£76,747,312	£71,763,449	£66,779,485
60% LAR : 40% CIR	25%	£91,548,917	£79,887,958	£75,205,222	£74,983,443	£69,999,586	£65,015,622
60% LAR : 40% CIR	30%	£85,104,316	£78,023,782	£73,441,355	£73,219,576	£68,235,719	£63,251,755
60% LAR : 40% CIR	35%	£78,659,715	£76,159,606	£71,677,268	£71,455,489	£66,471,622	£61,487,658
60% LAR : 40% CIR	40%	£72,215,114	£74,295,430	£69,915,180	£69,693,401	£64,909,534	£59,925,570
60% LAR : 40% CIR	45%	£65,770,513	£72,431,254	£68,153,091	£67,931,312	£63,147,445	£58,163,481
60% LAR : 40% CIR	50%	£59,325,912	£70,567,078	£66,391,002	£66,169,223	£61,385,356	£56,401,417

Residual Land values compared to benchmark land values
Medium Value Secondary Offices

£57,186,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£241,103,617	£205,540,079	£200,556,272	£200,333,765	£195,349,957	£190,366,149
60% LAR : 40% CIR	5%	£217,604,445	£183,675,807	£178,711,677	£178,489,170	£173,505,362	£168,521,554
60% LAR : 40% CIR	10%	£194,063,854	£161,769,611	£156,823,848	£156,601,341	£151,617,533	£146,633,725
60% LAR : 40% CIR	15%	£170,472,331	£139,822,495	£134,893,503	£134,671,033	£129,687,225	£124,703,417
60% LAR : 40% CIR	20%	£146,881,808	£117,874,684	£112,920,664	£112,701,431	£107,717,623	£102,733,815
60% LAR : 40% CIR	25%	£123,291,285	£95,926,524	£90,972,504	£90,753,271	£85,769,463	£80,785,655
60% LAR : 40% CIR	30%	£99,700,762	£73,978,480	£68,018,405	£67,799,172	£62,815,364	£57,831,556
60% LAR : 40% CIR	35%	£76,110,239	£51,030,640	£45,070,560	£44,851,327	£39,867,519	£34,883,711
60% LAR : 40% CIR	40%	£52,519,716	£29,082,777	£23,122,697	£22,903,464	£17,919,656	£12,935,848
60% LAR : 40% CIR	45%	£28,929,193	£7,134,851	£1,174,777	£1,055,544	£-4,028,271	£-9,104,463
60% LAR : 40% CIR	50%	£3,938,670	£-13,822,882	£-20,183,442	£-20,064,209	£-25,080,401	£-30,096,593

Residual Land values compared to benchmark land values
Lower Value Secondary Offices / Community Space

£40,420,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£289,305,867	£253,742,329	£248,758,522	£248,536,015	£243,552,207	£238,568,399
60% LAR : 40% CIR	5%	£265,806,696	£231,877,807	£226,893,997	£226,671,490	£221,687,682	£216,703,874
60% LAR : 40% CIR	10%	£242,266,104	£209,971,861	£205,026,098	£204,803,591	£199,819,783	£194,835,975
60% LAR : 40% CIR	15%	£218,725,512	£188,026,745	£183,080,982	£182,858,475	£177,874,667	£172,890,859
60% LAR : 40% CIR	20%	£195,184,920	£166,077,629	£161,131,866	£160,909,359	£155,925,551	£150,941,743
60% LAR : 40% CIR	25%	£171,644,328	£144,028,513	£139,082,750	£138,860,243	£133,876,435	£128,892,627
60% LAR : 40% CIR	30%	£148,103,736	£121,979,400	£117,023,637	£116,801,130	£111,817,322	£106,833,514
60% LAR : 40% CIR	35%	£124,563,144	£99,934,284	£94,978,521	£94,756,014	£89,772,206	£84,788,398
60% LAR : 40% CIR	40%	£101,022,552	£77,885,168	£72,929,405	£72,706,898	£67,723,090	£62,739,282
60% LAR : 40% CIR	45%	£77,481,960	£55,836,052	£50,880,289	£50,657,782	£45,673,974	£40,690,166
60% LAR : 40% CIR	50%	£53,941,368	£33,786,936	£28,831,170	£28,608,663	£23,624,855	£18,641,047

Residual Land values compared to benchmark land values
Secondary Industrial/Storage/Distribution

£20,691,000

Tenure	% AH	Base Build Costs and Access Part M4(2)	Base Build Costs, Access Part M4(2) & S106 & CIL	Base Build Costs, Access Part M4(2), S106 & CIL & Build Regs 2022 & Staircases	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases & Wchair Part M4(3)	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3) & Sustainability	Base Build Costs, Access Part M4(2), S106 & CIL, Build Regs 2022 & Staircases, Wchair Part M4(3), Sustainability & Embodied Carbon
60% LAR : 40% CIR	0%	£348,285,492	£310,721,954	£305,738,147	£305,515,640	£300,531,832	£295,548,024
60% LAR : 40% CIR	5%	£324,786,321	£289,217,807	£284,233,997	£284,011,490	£279,027,682	£274,043,874
60% LAR : 40% CIR	10%	£299,245,729	£267,269,146	£262,285,337	£262,062,830	£257,079,022	£252,095,214
60% LAR : 40% CIR	15%	£274,705,137	£245,322,990	£240,339,181	£240,116,674	£235,132,866	£230,149,058
60% LAR : 40% CIR	20%	£250,164,545	£223,377,834	£218,394,025	£218,171,518	£213,187,710	£208,203,902
60% LAR : 40% CIR	25%	£225,623,953	£201,432,678	£196,448,869	£196,226,362	£191,242,554	£186,258,746
60% LAR : 40% CIR	30%	£201,083,361	£179,487,522	£174,503,713	£174,281,206	£169,297,398	£164,313,590
60% LAR : 40% CIR	35%	£176,542,769	£157,536,366	£152,552,557	£152,330,050	£147,346,242	£142,362,434
60% LAR : 40% CIR	40%	£152,002,177	£135,585,210	£130,601,401	£130,378,894	£125,395,086	£120,411,278
60% LAR : 40% CIR	45%	£127,461,585	£113,634,054	£108,650,245	£108,427,738	£103,443,930	£98,460,122
60% LAR : 40% CIR	50%	£102,920,993	£91,682,898	£86,699,089	£86,476,582	£81,492,774	£76,508,966